



**Strategic Housing Development at
Clonminch, Tullamore, Co. Offaly
For Steinfort Investments Fund**



Contents

| | |
|------------|--|
| 1.0 | Site Context |
| 2.0 | Site Analysis |
| 3.0 | Design Proposals |
| 4.0 | Universal Design |
| 5.0 | Quality Urban Design Assessment |
| 6.0 | Conclusion |

TEAM

| | |
|---------------------------|------------------------------------|
| Planning Consultants | Stephen Ward Planning Consults Ltd |
| Architects | van Dijk Architects |
| Landscape Architect | Parkhood |
| Structural Civil Engineer | DBFL |
| Mechanical and Electrical | Morley Walsh Consulting Engineers |

Introduction

This Architectural Design Statement has been prepared to explain the context, background, and underlying architectural / urban design concepts employed in the design of the project as described in the Booklet of Drawings and other documents supporting this application.

Project Description

The proposal consists of the development of a single plot providing a total of 349no. residential units. The proposal also includes the provision of public open space, car parking, upgraded vehicular access, all associated ancillary works including site development works, and hard and soft landscaping.

The unit mix is as follows:

| | |
|----------------------------|------------|
| HOUSES | 196 |
| 2/3 bed Detached Houses | 5 |
| 4 bed Semi detached Houses | 45 |
| 3 bed Semi detached Houses | 3 |
| 3 Bed Terraced Houses | 138 |
| 4 Bed Terraced Houses | 5 |
| APARTMENTS | 153 |
| 1 Bed Apartments | 41 |
| 2 Bed Apartments | 99 |
| 3 Bed Apartments | 13 |
| Total | 349 |



Location

The site for this development is the first Phase of a masterplanned area known as the Eastern Node of the Southern Environs of Tullamore Town.

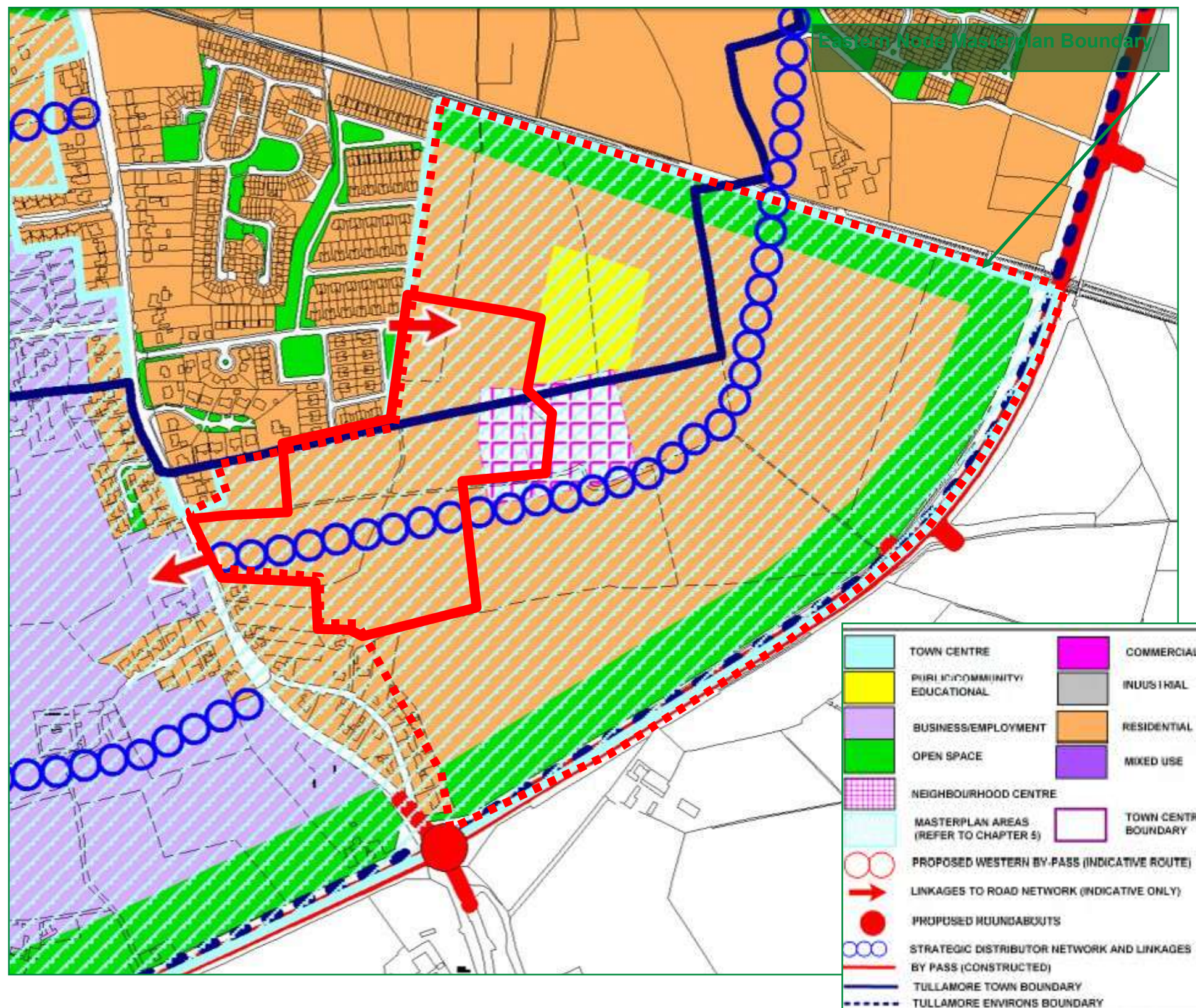
The site is located to the South East of and approximately 2Km from Tullamore Town Centre.

The Town Centre is represented on this Satellite View by a yellow circle, and the Eastern Node Masterplan boundary is shown outlined in red with the application site coloured red.

- 1 Town Park
- 2 Visitor Centre
- 3 Midland Reg Hospital
- 4 Industrial Estate
- 5 Retail District
- 6 Department of Agriculture
- 7 Department of Finance
- 8 Tullamore Train line to Dublin
- 9 Tullamore Distillery



Figure 1



Context

The Eastern Node (indicated with a dotted red line to the left) is located to the South East of Tullamore Town Centre and extends to c.58 hectares of zoned Green-field land. There are footpaths and public lighting from the site entrance to the town centre.

The Eastern Node is a distinct development packet bounded on the West by existing housing development and the R443, the South and East by Tullamore Bypass and on the North by the Dublin—Galway railway line.

Zoning and Development Plan Objectives

The primary use for the overall Nodal Masterplan lands is indicated as “residential”. A centrally located block of land has been zoned for the provision of neighbourhood centre facilities adjacent to a plot zoned ‘public/community/education’ for the provision of a primary school.

The Tullamore Town and Environs Development Plan proposes a buffer zone to the Tullamore Bypass and to the Dublin—Galway Rail Line along the South Eastern and North Eastern boundaries of the Node and this is zoned ‘Open Space’.

A strategic linkage is shown passing through the site from the Clonminch Road to Chancery Lane on the Northern side of the Dublin—Galway Rail Line. This is to enable direct link between the residential areas and further between the Business employment sector and the retail zone to the North East.

The applicants’ site forms the entrance to this new community.

1.2 Site Context



Figure 3

Context

Landscape Features

The Site is relatively featureless with a flat topography that generally slopes from the west at the Clonminch Road towards the north east. There are no mature hedge or trees noted and the site ecology appraisal does not identify any trees or hedgerows of character.

The vacant greenfield site most obvious feature are electricity poles and overhead ESB lines. Clonminch Road has a number of traditional ribbon development dwellings including a significant cluster immediately South of the Site.

A large existing residential development known as Clonminch Wood adjoins the North Western boundary of the Node. The roads/streets within Clonminch Wood have not been taken in charge. Nevertheless, proposed links between Clonminch Wood and the Development Lands with the aim of increasing permeability and particularly connections to the proposed neighbourhood centre and school site.

Through a professional tree survey undertaken for the Nodal Masterplan and where appropriate the urban structure has been planned so segments of these hedgerows are incorporated.

The entrance to the site is surrounded by residential developments while facing directly across to a three storey business premises.



Masterplan

A Masterplan for the entire Eastern Node of the Southern Environs of Tullamore has been prepared by the applicant and a consultation process has been completed with adjoining landowners within the Masterplan area.

The masterplan was developed on foot of the preparation of an AA Screening Report, / Ecological study of the Masterplan area, an Archaeological Assessment of the Masterplan area and the development of a landscape and urban structure strategy.

The Nodal Masterplan is formed around a central neighbourhood centre and school with the main arterial street through the centre of the development for future connection allowed for across the railway. The mixture of squares, mews and crescents creates a dynamic cloister of street patterns allowing for smaller individual neighbourhood areas with the new community.

While a copy of the full Masterplan is provided, the resultant masterplan layout is shown here with the boundary of the application site outlined in red.

The application site includes the majority of Phase 1 of the Masterplan with a small portion of development at the Clonminch Road frontage having approved as a Part VIII application by Offaly County Council.

The application site represents Phase 1. The part 8 development is shown separately within the Nodal Masterplan phasing



1.4 Masterplan

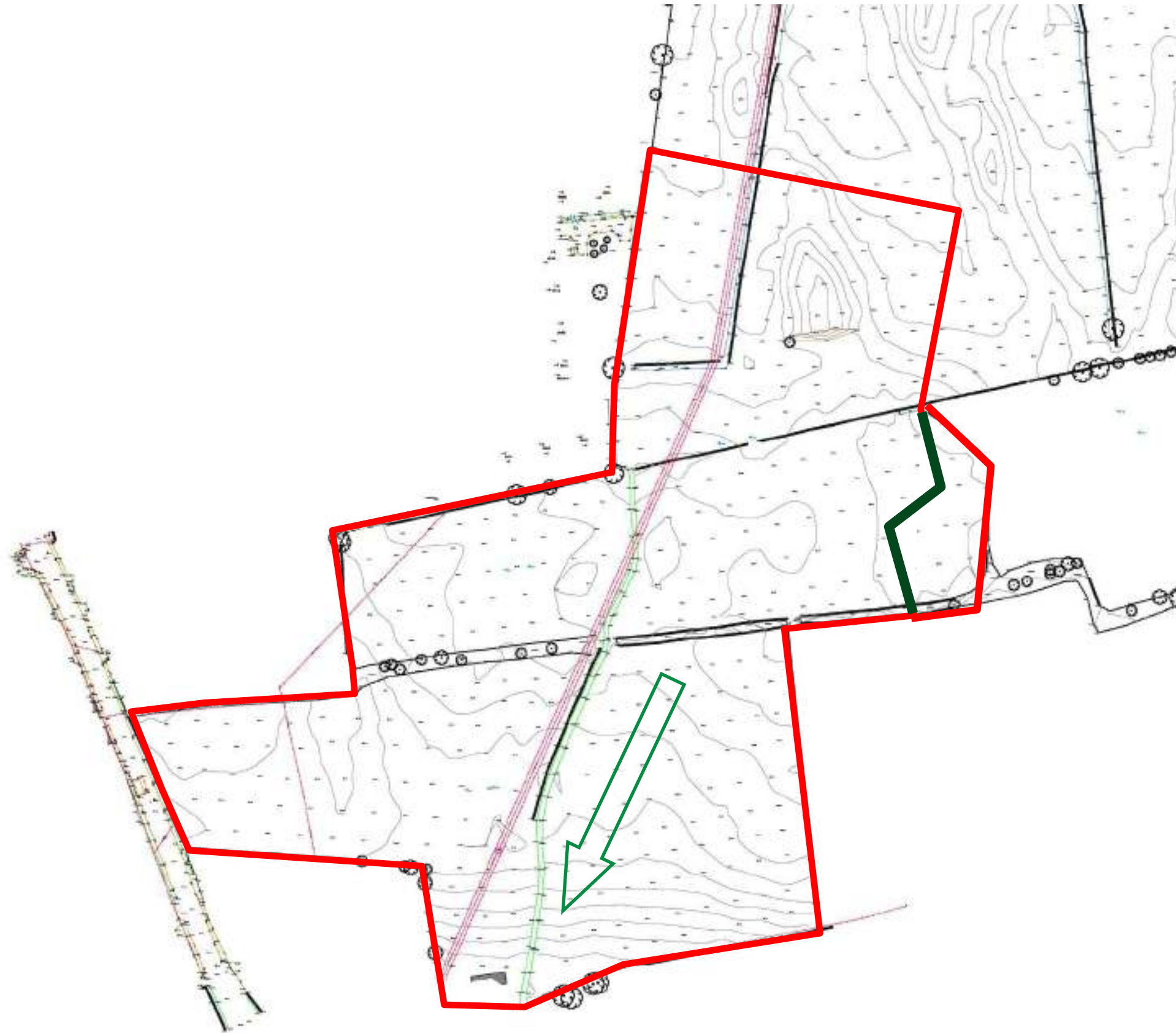


Figure 7

Topographical Survey

The main body of the site lies between 69 and 71m elevation while the land rises towards the South reaching approx. 73m elevation and falls to the North to approx. 67m elevation. This means that overall there is a slope of 6m in height from the South to the North over a distance of approx. 490m which equates to a fall of 1 in 80. This is a very modest fall which is barely discernible when walking the site.

This gentle sloping site will allow for a generally flat development which will permit a detailed design for universal access throughout the scheme. This level topography will therefore allow for all residences to be level access and incorporate an easily accessible series of open spaces throughout the site. .

2.1 Topographical Survey

Green Infrastructure

The application site forms part of a larger Masterplan area for which baseline studies have been undertaken including a Tree Survey and Ecology. This in turn has been fed into the design of the proposed development which maintains sections of hedgerow and trees of moderate quality where possible.

Ecology

The Ecology assessment found the only features of interest to be the hedgerows which have relatively high biodiversity though not exceptionally so for the area.

The bird fauna was typical of agricultural land with hedges with the rabbit the only large mammal evident on site. No bat roosts were identified. No invasive plant species were found on site.

The Development Plan classifies the Eastern Node as a “Landscape of Low Sensitivity“ This is evidenced in the Tullamore Southern Environs Masterplan that does not identify any trees or hedgerows of character.

Notwithstanding this the development area—where appropriate the urban structure has been planned so segments of these hedge-rows are incorporated.



Figure 8

2.2 Green Infrastructure

Environmental—Sunpath

The site is slightly sheltered from the prevailing winds from the South West because of the existing residential development immediately to the South West. Otherwise these prevailing winds will roughly follow the line of the proposed link street through the Site.



Figure 9: Environmental-Sunpath Diagram



Boundaries

A large existing residential development known as Clonminch Wood adjoins the North Western boundary of the Site.

Potential proposed links between Clonminch Wood and the Development Lands with the aim of increasing permeability and particularly connections to the proposed open green spaces, the neighbourhood centre and school site could be established.

- Cognisance of the relationship between proposed development and the existing well established residential development forming a part of the Eastern Node and bounding it to the West will be important. No potential overlooking and overshadowing issues will be part of the scheme design.
- Some potential exists for connectivity with the adjoining established development but these would be primarily pedestrian rather than vehicular.
- A vehicular link could allow access to both the school and the neighbourhood centre to the north of the site.
- The potential for noise emanating from the Tullamore Bypass and Dublin-Galway rail line has largely been dealt with by the planned buffer zone shown in green.

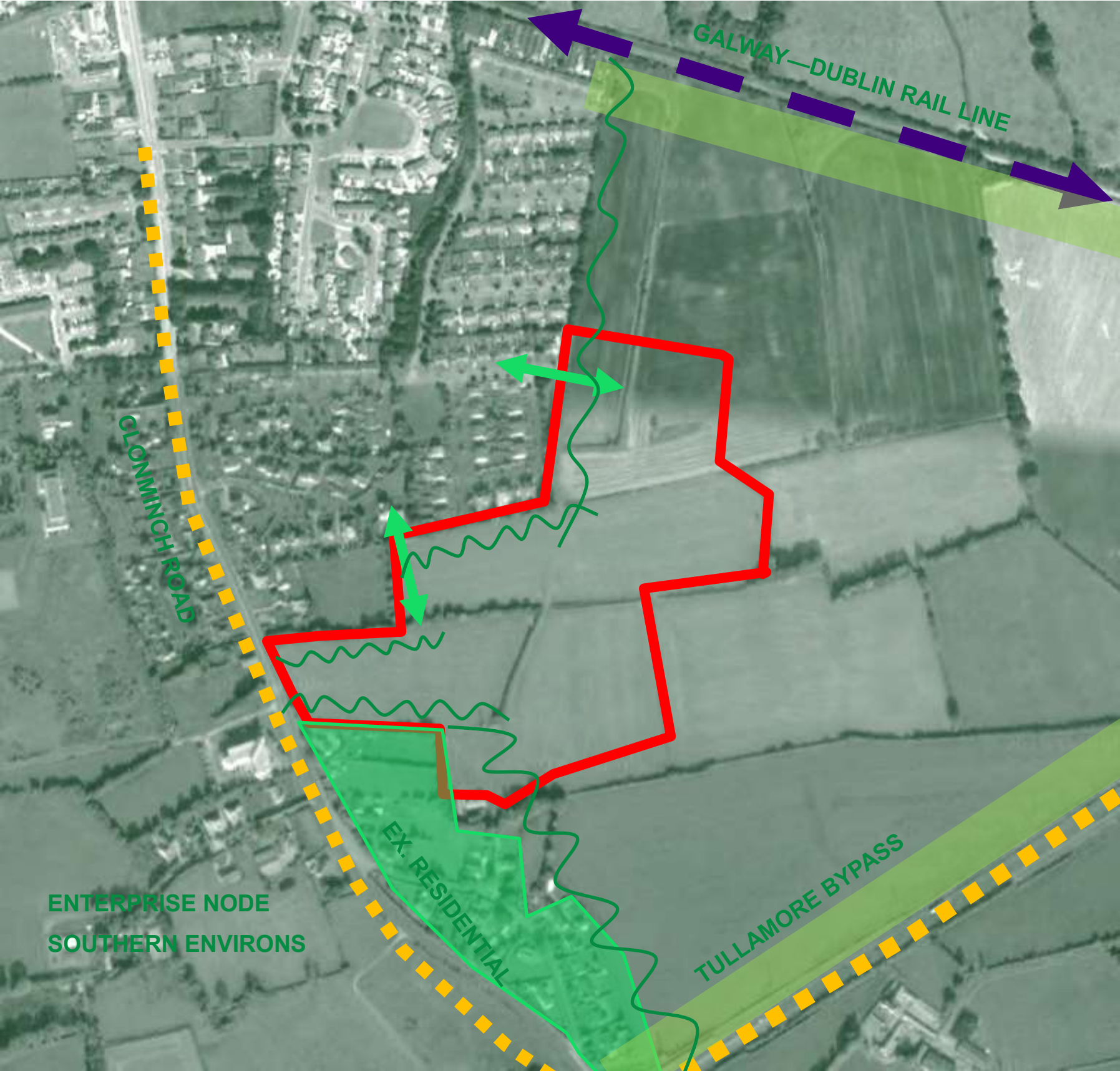
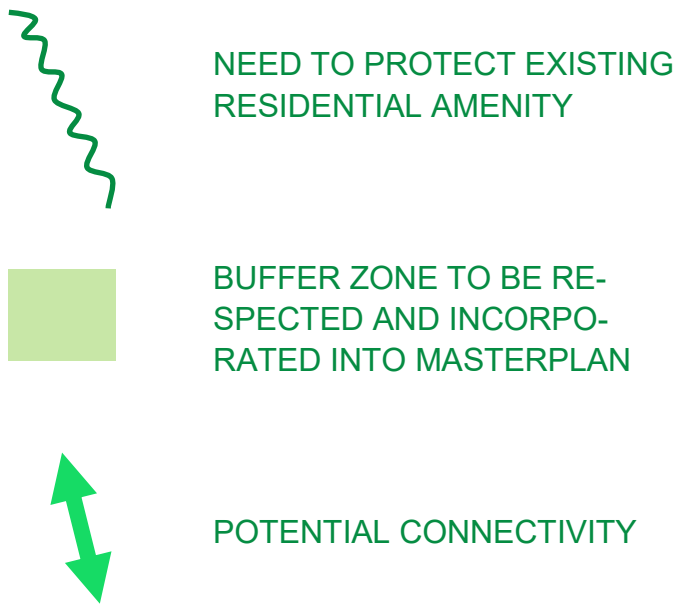


Figure 10: Site Constraints– Boundaries

2.4 Environment



Clonminch Wood Estate Road & Entrance



Access Point to Site off Clonminch Road

Site Entrance



Clonminch Wood Estate Road & Entrance

2.5 Key Site Photos



Typical view of Development Site



View of site from Clonminch Road

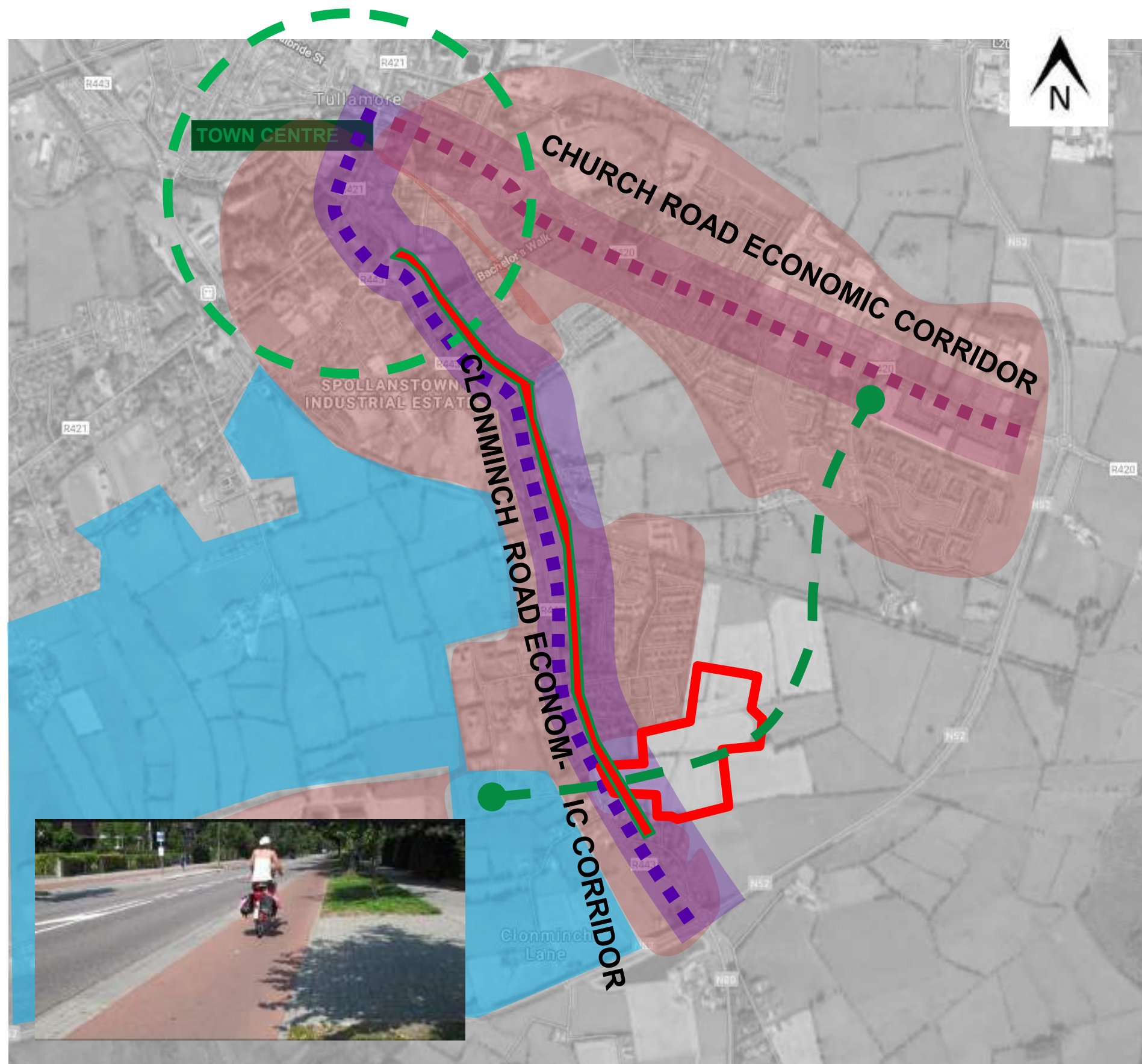


View of site looking along Bypass towards North



View looking towards Clonminch Wood from site

2.6 Key Site Photos



Relationship to Town Centre

The Site forms the entrance to the future connection between the two main residential and economic corridors leading from the Tullamore By-pass to Tullamore Town Centre.

While in the medium/long term, the new 'Link Street' within the Site and the wider development of the Eastern Node will connect those two corridors, initially the primary relationship with the Town Centre will be by way of the Clonminch Road Corridor.

Proposed Cycle Scheme

The Tullamore Town and Environs Development Plan recognizes the opportunity for Tullamore to become a "green cycle /transport town" and seeks to support and promote the use of bicycles. As such this Proposal for the site is to create new cycle infrastructure along the Clonminch road. (Identified in solid red hatch)

This will provide seamless cycle connectivity between the site and the Town Centre of Tullamore. And later as the Nodal Masterplan Lands are developed a greenway cycle connection between the main arterial routes.

The Clonminch Road enhancements commence approximately 100m south of the access junction to the Site Lands and continue along Clonminch Road northwards where they tie into the existing road carriageway at a location approximately 80m northwest of the Bachelor's Walk junction.

Figure 11: Eastern Node-Functional Relationship with Tullamore



3.1 Constraints and Opportunities

Planning Objectives

A strategic linkage is shown passing through the site and the Eastern Node from the Clonminch Road to Chancery Lane on the Northern side of the Dublin—Galway Rail Line.

The Link Street has been designed to integrate with the future planned road network of the south eastern node and this employment area (mark in blue) which is subject to a separate nodal masterplan.

The primary use for the overall Site is indicated as “residential”. A centrally located block of land has been zoned for the provision of neighbourhood centre facilities adjacent to a plot zoned ‘public/community/education’ for the provision of a primary school.

The following specific objectives are indicated for areas within the site boundary-

- **EN1.** Seamlessly integrate into adjacent mature residential areas.
- **EN2.** Provide surface water areas as amenity features which can operate as surface water attenuation (SUDS) systems.
- **EN3.** Encourage the provision of a potential bus route connecting peripheral environs areas as well as serving neighbourhood centres and business park users.
- **EN4.** Provide a neighbourhood centre to service new residents in this node.

The Site includes a hierarchical street network conforming to the principles contained in Design Manual for Urban Roads and Streets (DMURS) . The Primary Link Street through the site has a tight bends and raised tables to naturally slow traffic. It links a series of open spaces which are interspersed with buildings fronting directly onto the Link Street in a DMURS compliant manner.

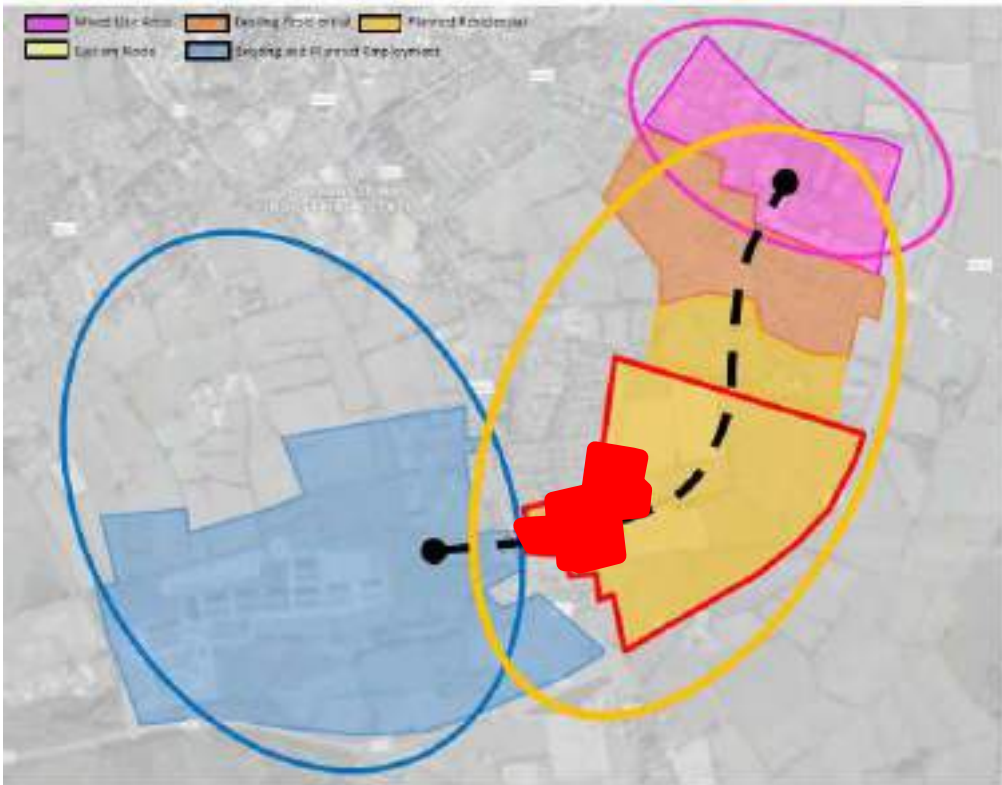


Figure 12: Masterplan Nodal Link Tullamore

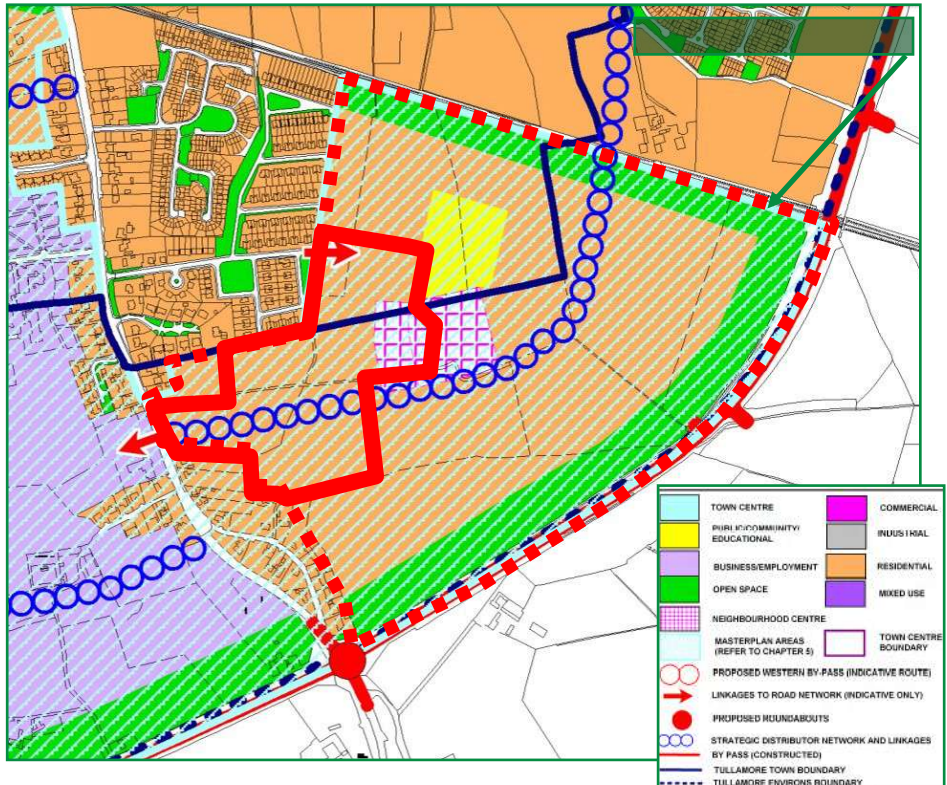


Figure 13: Land Use Zoning Map Extract from Tullamore Town and Environs Development Plan



Figure 14: Planning Objective Map Extract from Tullamore Town and Environs Development Plan

3.2 Constraints and Opportunities



Summary of Key Urban Design and Planning Principals adopted in this Proposed Site Development

Green Infrastructure

- Maintain buffer area indicated by Development Plan as a wildlife corridor.
- Create a hierarchy of open space and enhance biodiversity.
- Meet the recreational needs of new residents through the creation of usable public open spaces that encourage physical activity and social interaction.
- Provide playgrounds in tandem with the residential development of each phase/sector to cater for recreation needs of children.
- Provide a high quality landscaped space/square at neighbourhood centre.
- Create a green boulevard character that is aligned with avenue trees, landscape areas
- All planting to be native and support the All-Ireland Pollinator Plan.
- Allow for shared playing fields at school.
- Provide surface water areas as amenity features which can operate as surface water attenuation (SUDS) systems.

Transport + Movement

- Provide for potential for a future connection to adjacent residential areas.
- Enhance cycle-way connections to Tullamore Town Centre along Clonminch Road from the Entrance.
- Prioritise sustainable modes of transport.
- Creation of “Greenway” network through interconnected open spaces and parklands that provide a safe environment for walkers, runners and cyclists.
- In the development of site, all roads and pedestrian/cycle routes must be brought to the site boundary to allow for future connectivity to adjoining lands.
- Facilitate the construction of the link street to allow for a future potential bridge crossing from Clonminch Road to Chancery Lane.
- Facilitate the extension and creation of public bus routes to and through the site and allow for expansion through the Eastern Node.
- Provide a clear hierarchy of roads for vehicular movement in compliance with DMURS.

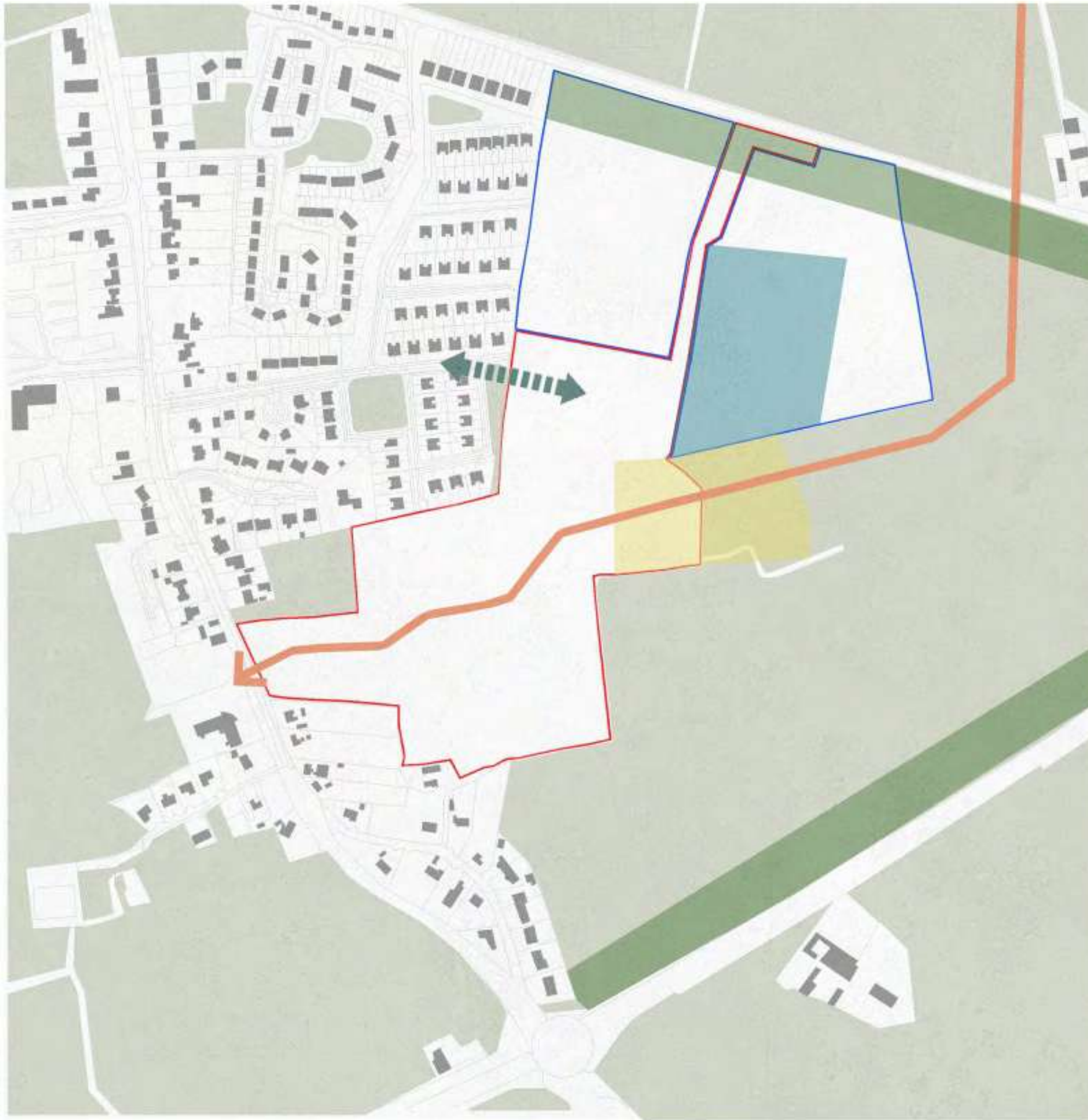
Community Focus

- Develop a self-sustaining neighbourhood with a mix of land uses which facilitates the provision of local services that will reduce the requirement for car trips and helps foster a sense of community among local residents.
- The provision of the neighbourhood centre shall occur concurrent with the provision of residential development within this scheme.
- Provide childcare facilities in line with National Guidelines. Where a childcare facility is not provided this must be supported by a viability assessment based on local capacity and demand.

Built Form

- Average residential density within the site should be at least 35 dwellings/hectare
- Create a strong urban edge along link street.
- Clearly identify the commercial core.
- Encourage increased height adjoining public open spaces to provide for passive surveillance and enclosure.
- Layouts should encourage natural surveillance of the public realm by providing street activity with house types that turn corners and no blank facades to the public realm.
- Provide for a variety of housing types suitable for people at a range of life stages.
- Avoid mono-type building typologies (e.g. two storey or own-door houses only).
- Provide for adaptability and flexibility In design of new dwellings.
- Building finishes should be varied, high quality and durable.
- Use landmark elements to help support local legibility.

3.3 Key Objectives



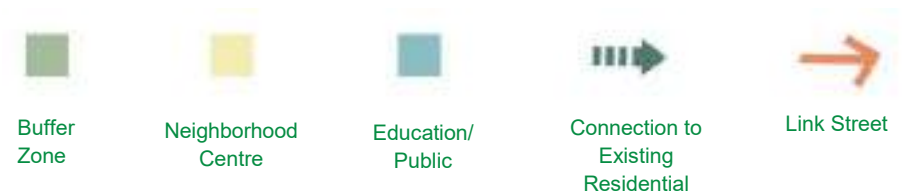
Concept

A concept was developed from the analysis carried out that formed the foundation of the Site Development. As illustrated by figure 15, the key structural elements were in place by the Eastern Nodal Masterplan—

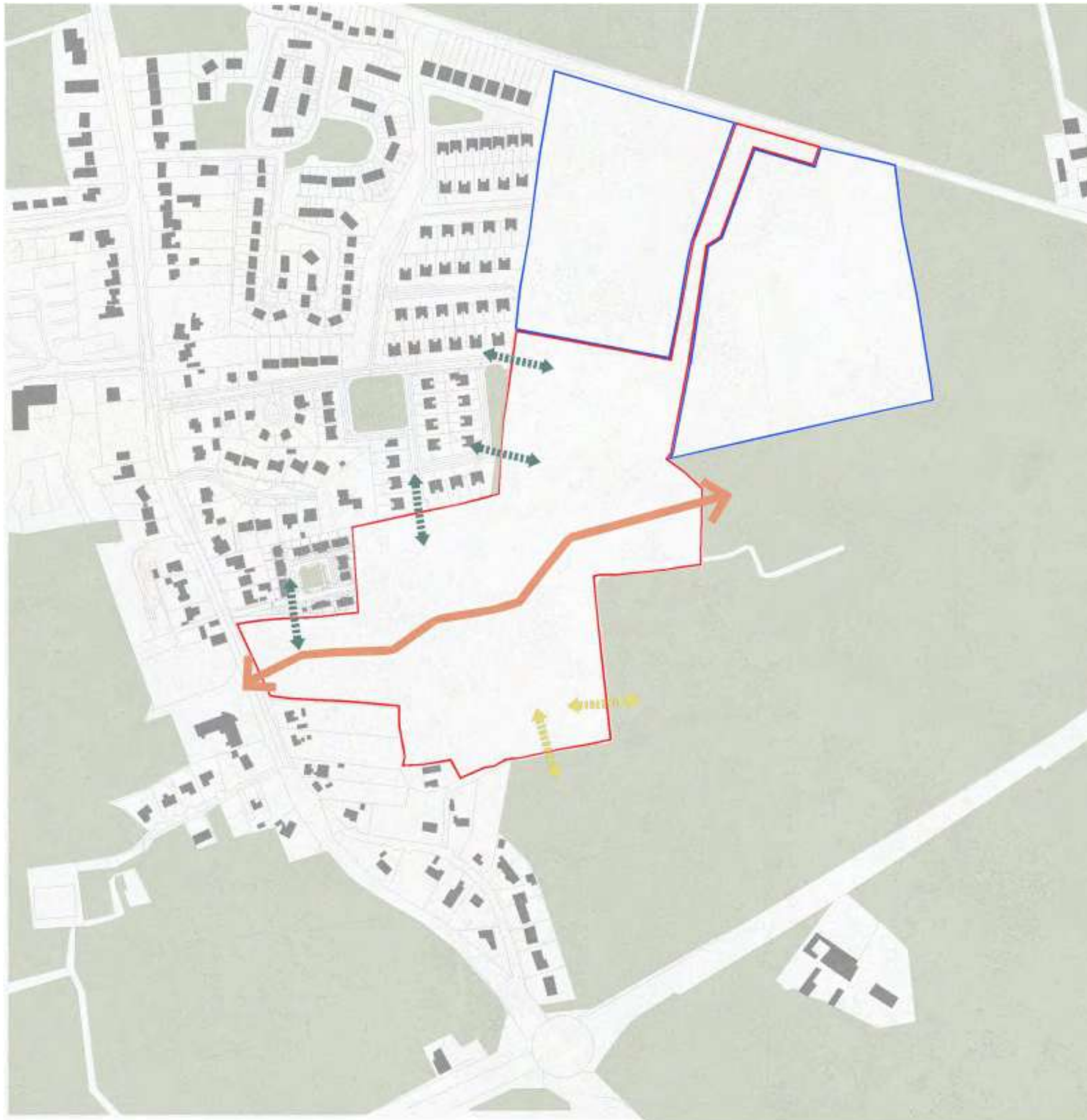
- School Site
- Neighbourhood Centre
- Link Street and railway crossing
- Connection to existing residential areas
- Buffer zone to N52 and railway line

The next stage was to develop the opportunities within the Site Area including-

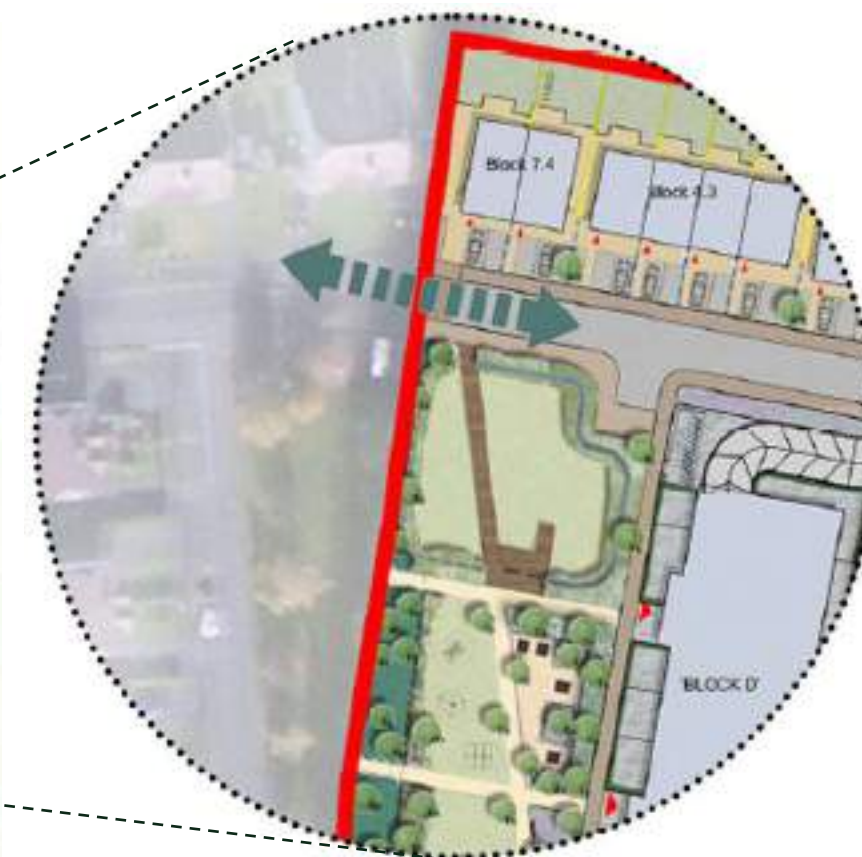
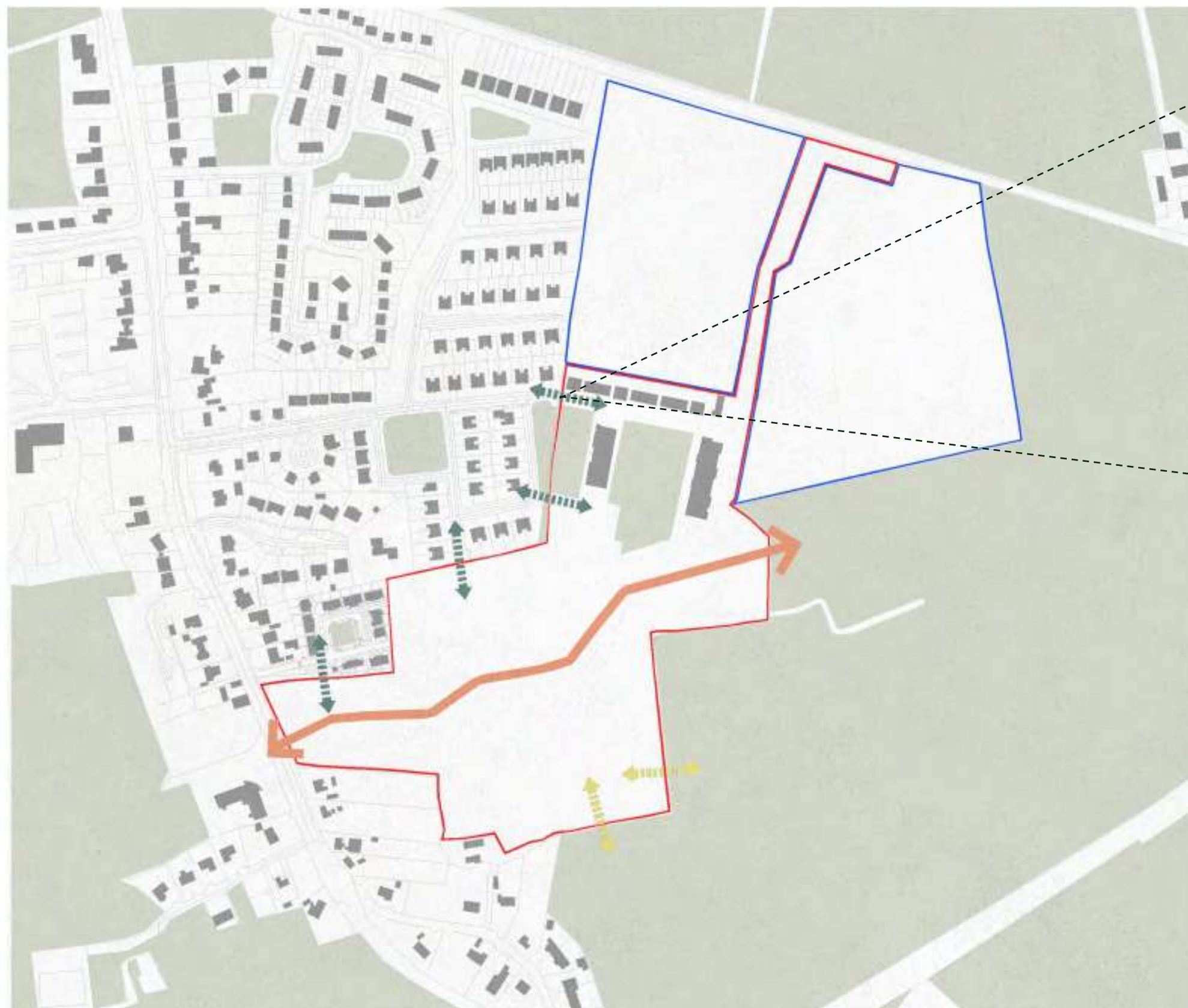
- Welcoming Entrance
- Sense of Arrival
- Street Hierarchy and connectivity
- Open Space Hierarchy
- Built Form
- Character Areas
- Journey through scheme



3.4 Scheme Proposal



3.5 Connectivity



This connection would allow the new proposed Clonminch Close to act as a continuation of Clonminch wood, elevating a dead end and allowing free and easy pedestrian movement through to new green spaces, neighbourhood centres and other future development.



Existing Clonminch Wood

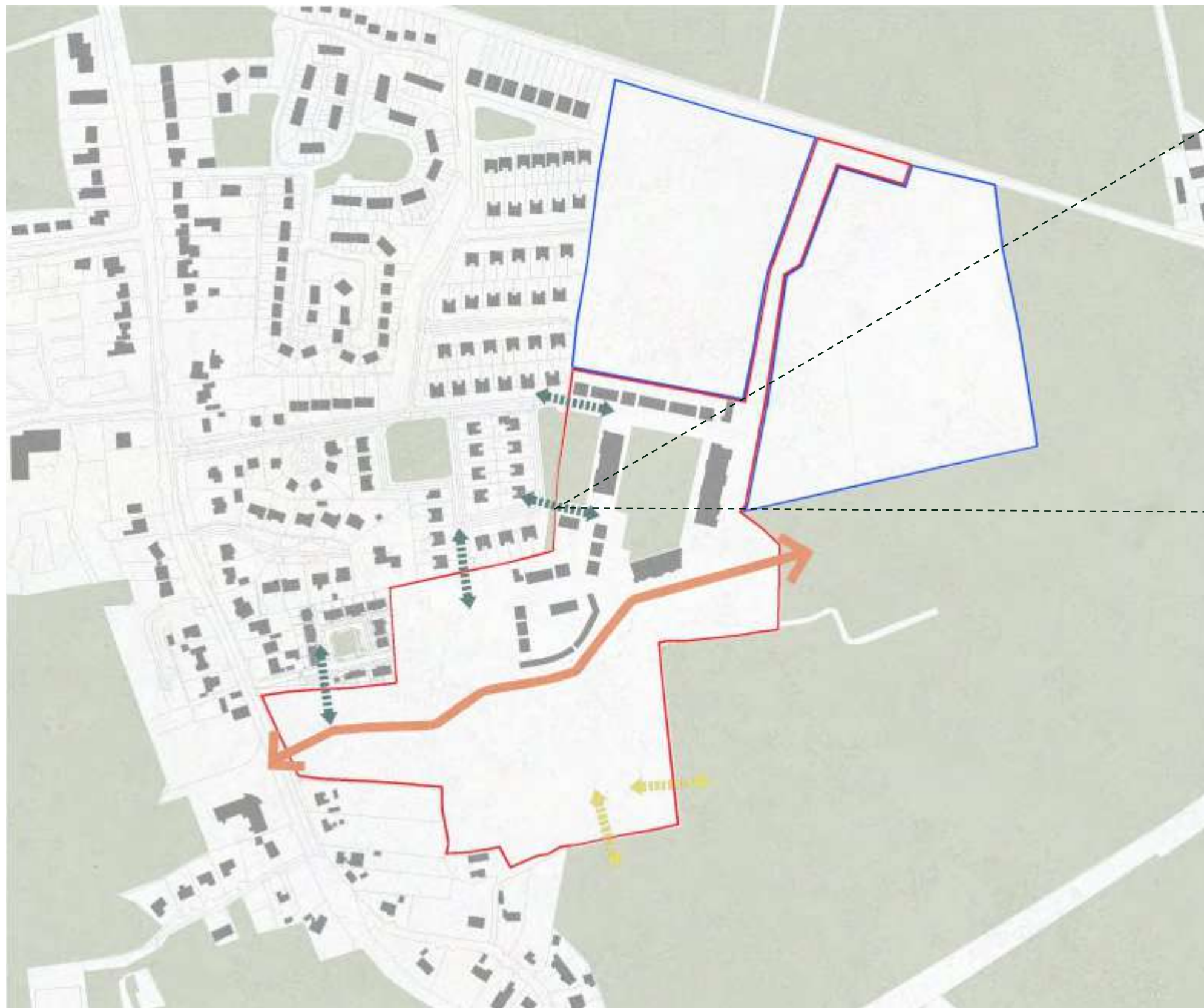


Proposal at boundary of Clonminch Wood



Proposed Elevation of Clonminch Close

3.5.1 Potential Connection 1



The creation of the new green space at the boundary at this point would connect into the existing green space in Clonminch Wood. This space is currently quite a narrow strip, by connecting into the new proposed green, it would form a much larger and more usable amenity and improve links through the development.



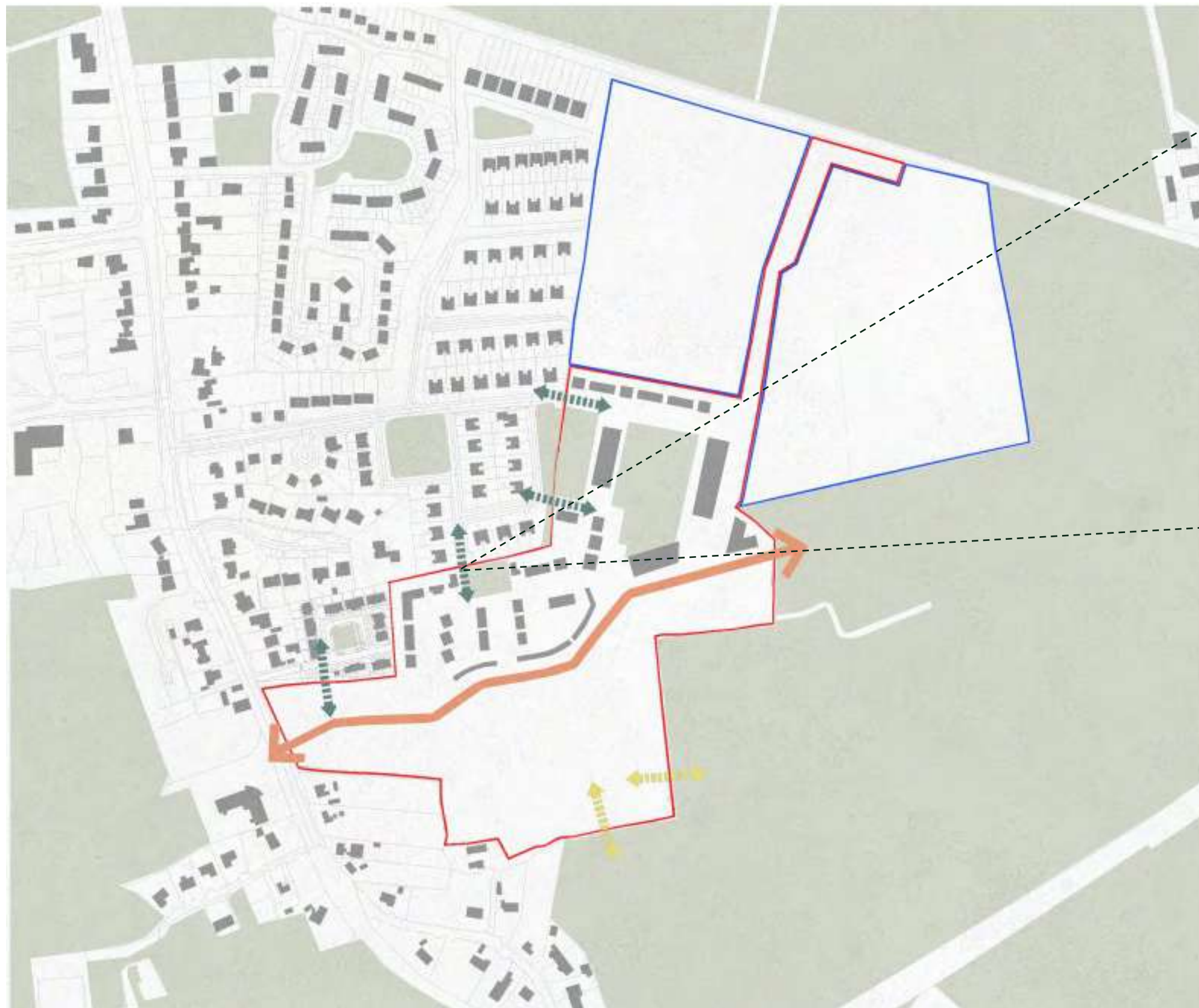
Existing Clonminch Wood Green Space



Proposal new green space at Boundary



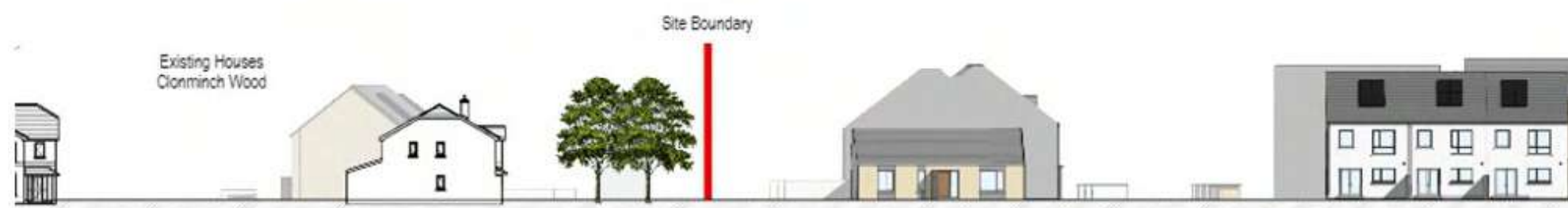
3.5.2 Potential Connection 2



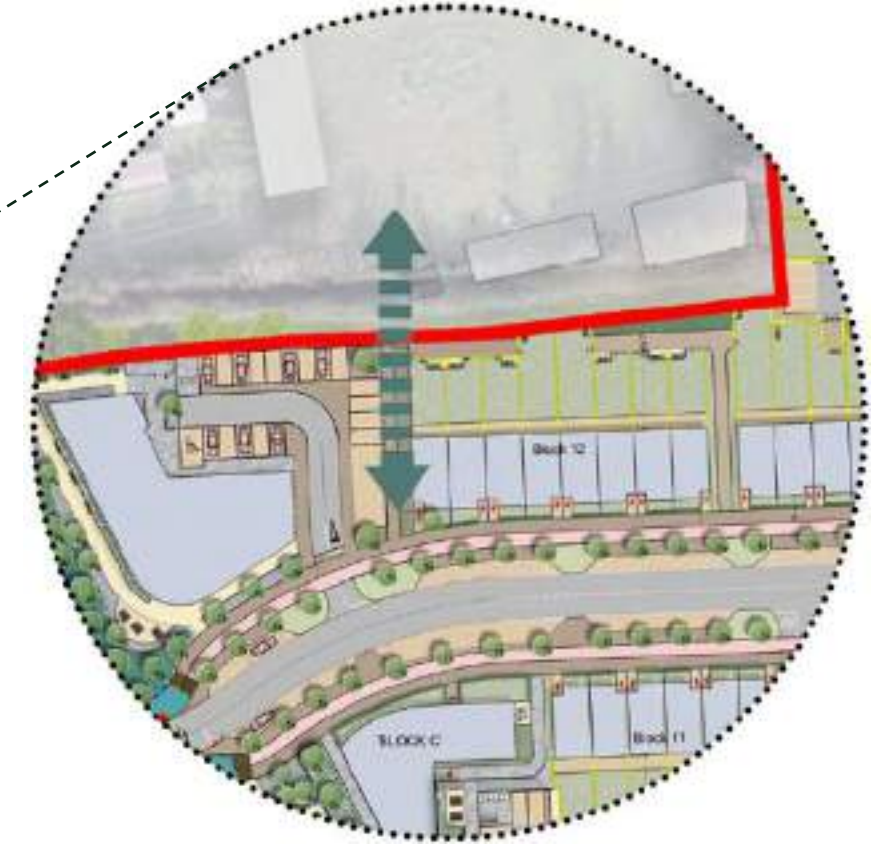
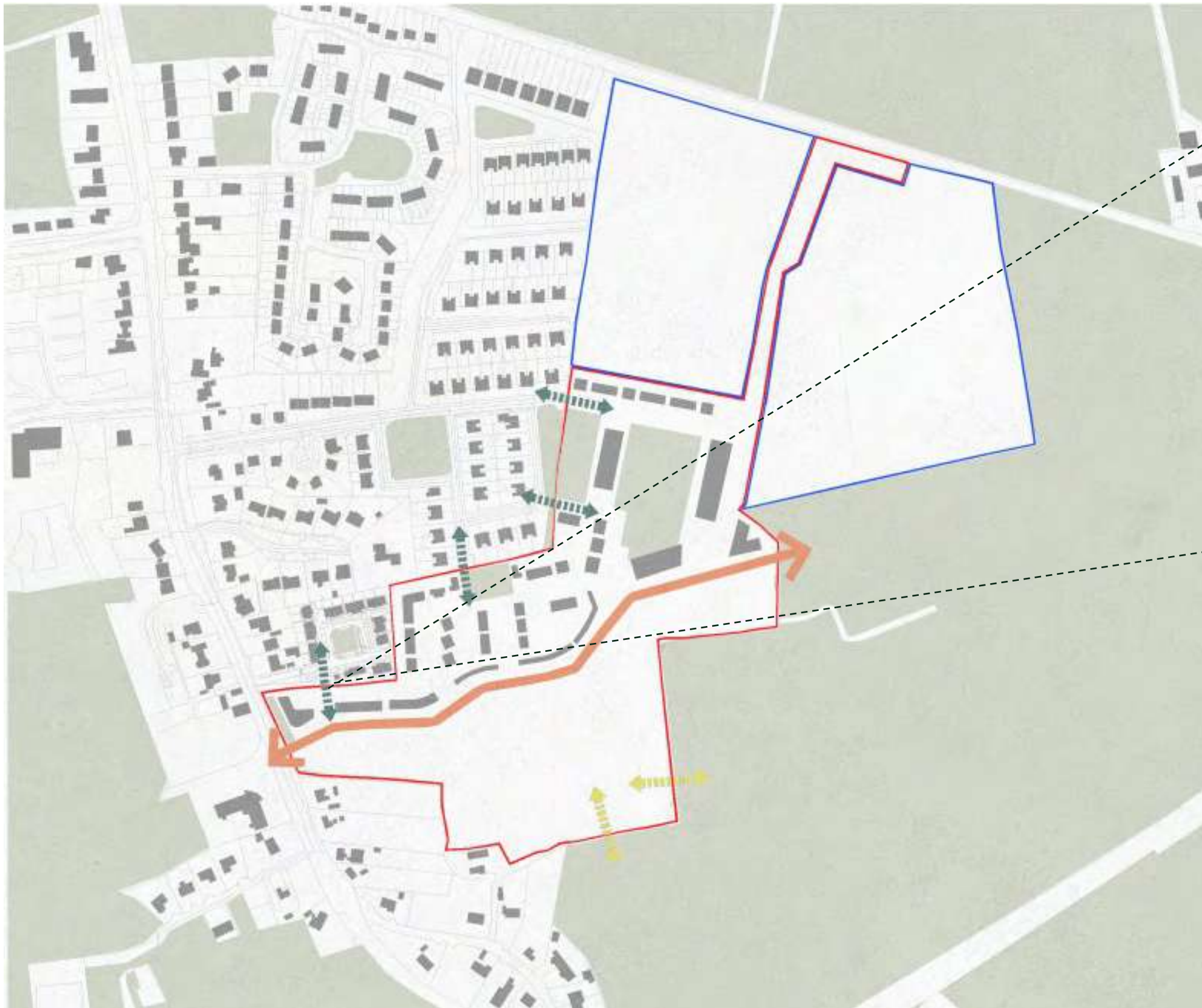
The location of the proposed 'Pocket Park' allows for another strong pedestrian connection through to Clonminch Wood. Again it would remove a dead end in the existing development and allow access to new green spaces and amenities.



View through new 'Pocket Park' to Clonminch Wood



3.5.3 Potential Connection 3



This Potential connection would allow the proposal to connect into the Approved Part 8 development on the adjoining Land.

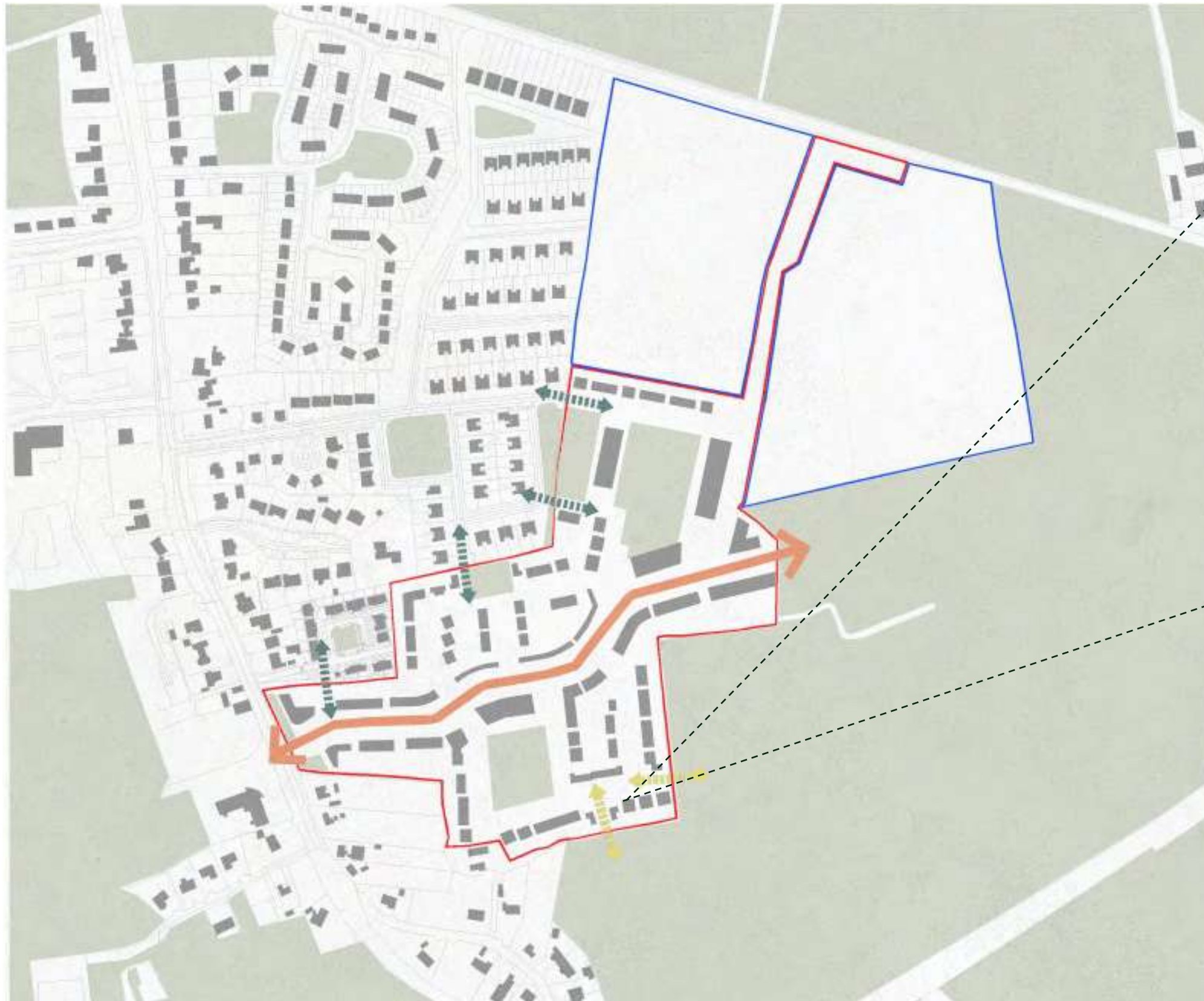


View of Block A with potential connection behind

Site Boundary



3.5.4 Potential Connection 4



The two connections at this area of the site, one pedestrian and one pedestrian / vehicular are to tie in with further development which may take place, the land being zoned as residential.



View of Block A with potential connection behind



3.5.5 Potential Connection 5



MULTIPLE OPEN SPACES

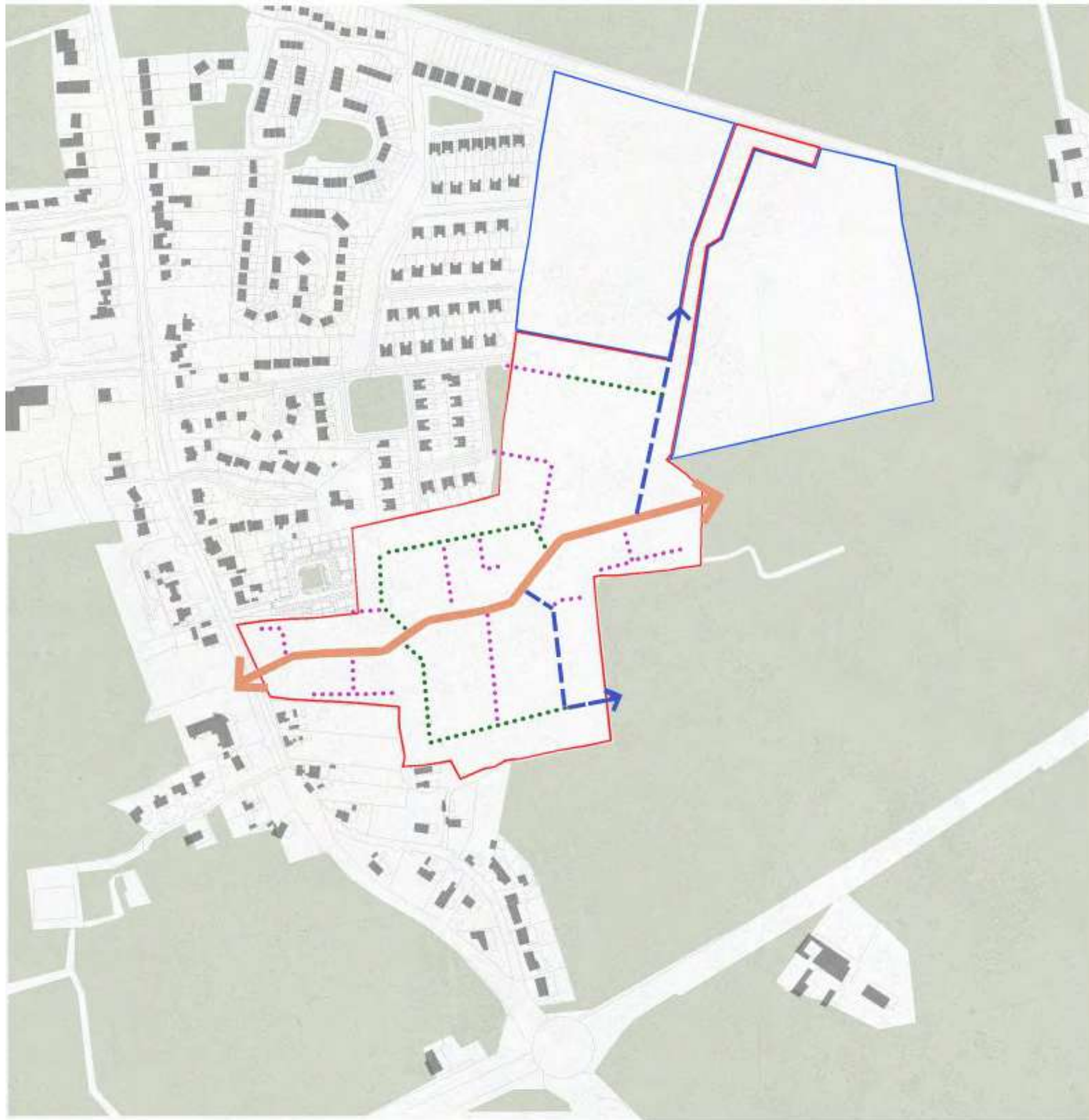
Phase 1 follows the principles set out in the Southern Environs Eastern Node Masterplan whereby open space within the development consists of a series of neighbourhood sized pocket parks with different characters giving a level of complexity and variety to the scheme.

The spaces in Phase 1 are created as follows:

1. Open space incorporating existing trees and hedgerow combining with a strip of open space in the adjoining development to visually “integrate” new and existing.
2. Largest Formal Park enclosed by apartment buildings and townhouses lying at the North end of the proposal
3. Small local pocket park for the benefit of houses in this part of the site.
4. Small area of open space for the two ‘gate way’ apartment blocks, providing a buffer to the road.
5. Formal Park enclosed by apartment buildings and townhouses lying at the South end of the proposal
6. Public Square, a hard landscaped area located near the neighbourhood centres and opening into the largest park.



3.6 Open Spaces

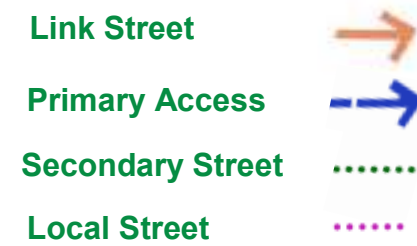


HIERARCHY OF STREETS

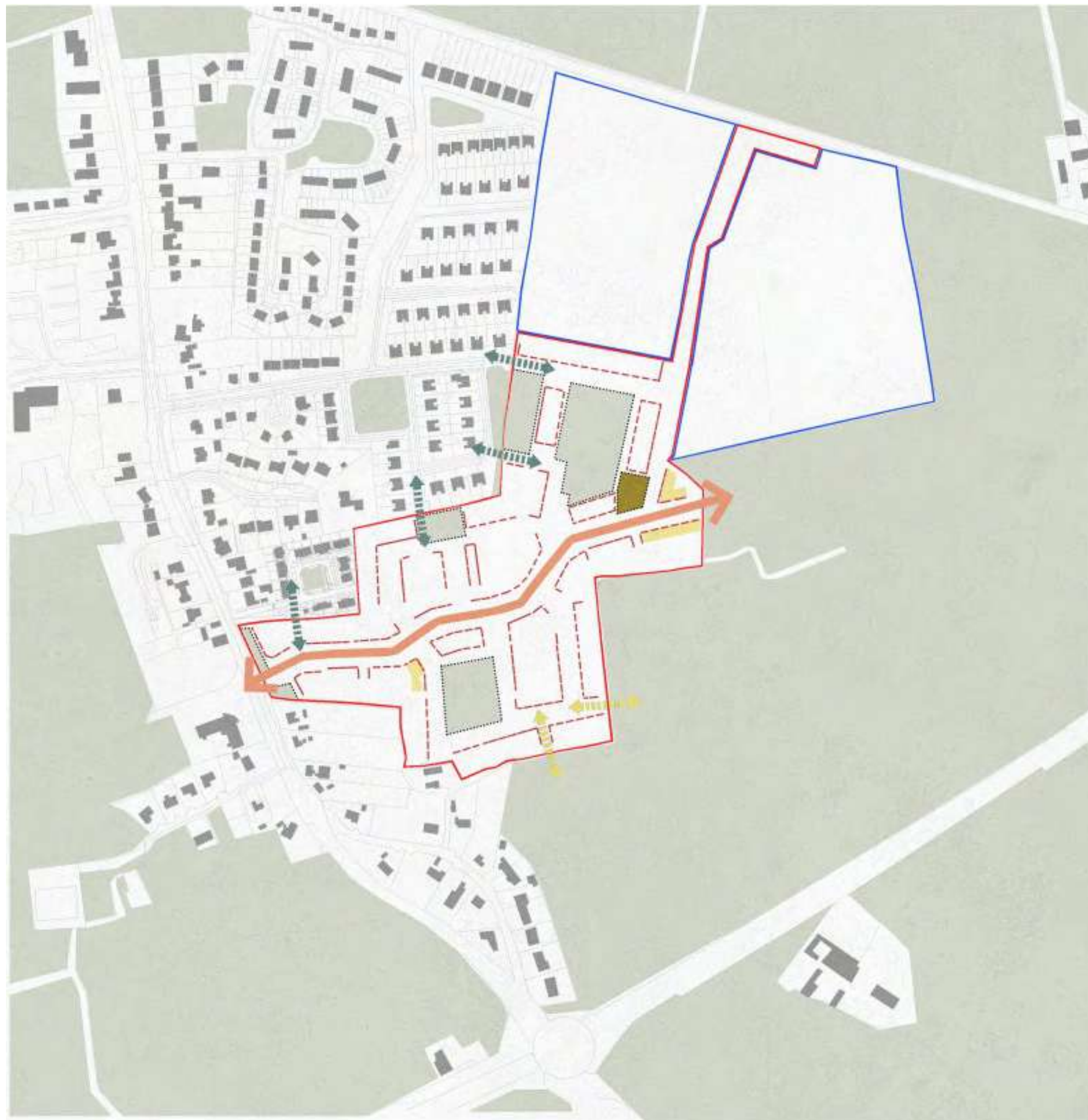
The application site is proposed to include the “Link Street” required by the TTEDP. The Link Street is proposed to have a chicane form at the entrance and a further pair of 90 degree turns to slow down traffic in accordance with DMURS before connecting with other lands in the Eastern Node. The Link Street is planned to have a series of open spaces to each side including the future urban square forming part of the Neighbourhood Centre lands. Some houses front onto the Link Street in compliance with DMURS.

Secondary streets lead from the Link Street to the development to the North and South sides of same and then on to further future development lands.

The remainder of the dwellings are accessed through a series of local streets and cul de sacs. A local street at North end of application site has opportunity to connect with adjoining development.



3.7 Hierarchy of Streets



Urban Form

A significant feature of this development is the creation of streets and squares through the incorporation of terraces and identifiable urban edges throughout.

Defined urban edges are shown with red lines on the diagram opposite while island blocks of apartments / crèche are shown in yellow.

Potential vehicular and pedestrian connections between the proposed urban forms and adjoining extant and planned development are also shown.

 Neighbourhood / Crèche

 URBAN EDGE

 Potential Pedestrian /Vehicle Connections

 Link Street

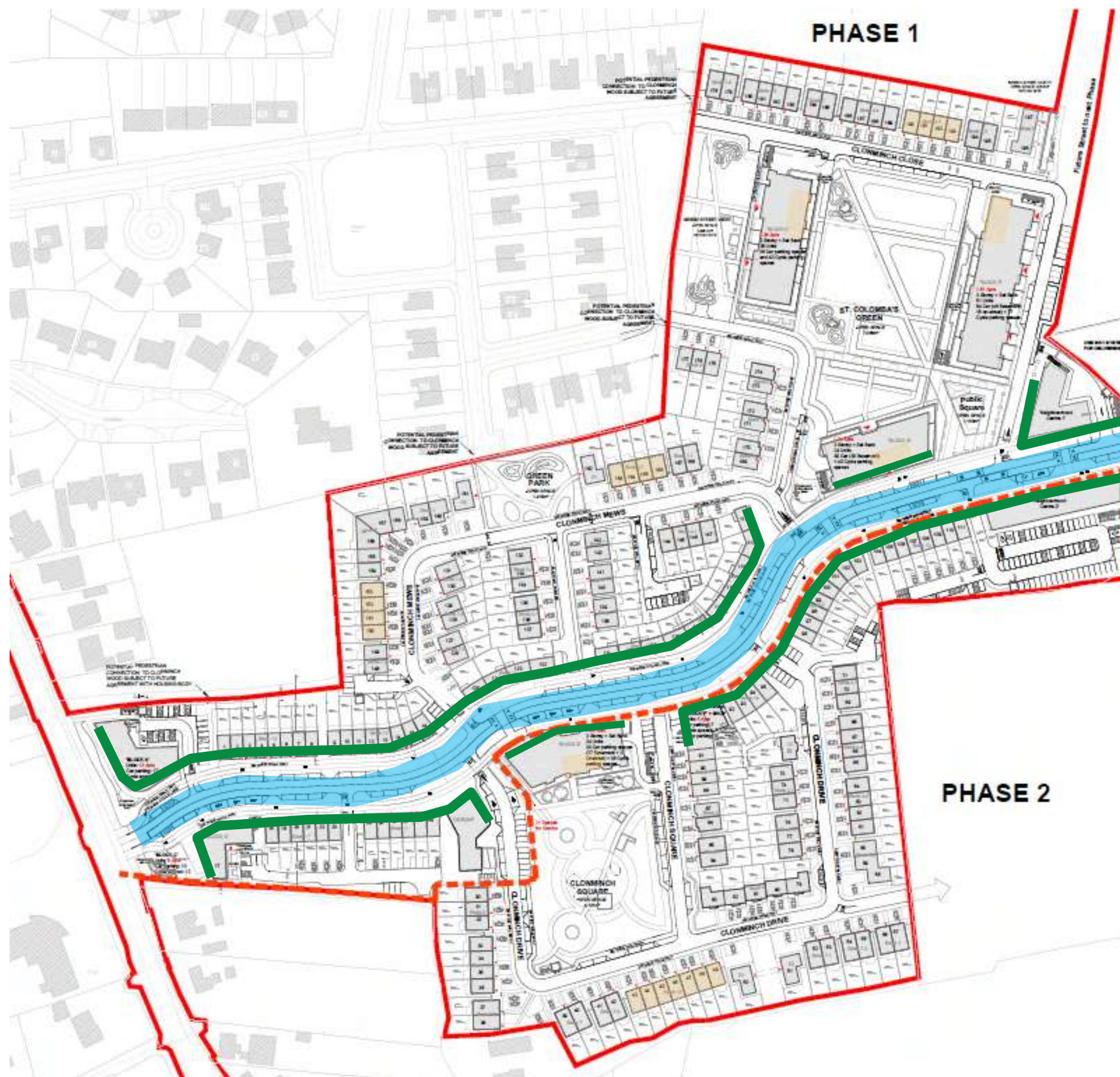
3.8 Urban Form



3.9 Site Layout



3.9 Site Layout



DMURS COMPLIANCE

Section 2.2.1 of the Design Manual for Urban Roads and Streets 2019 is entitled

"Place as a part of the Design Equation".

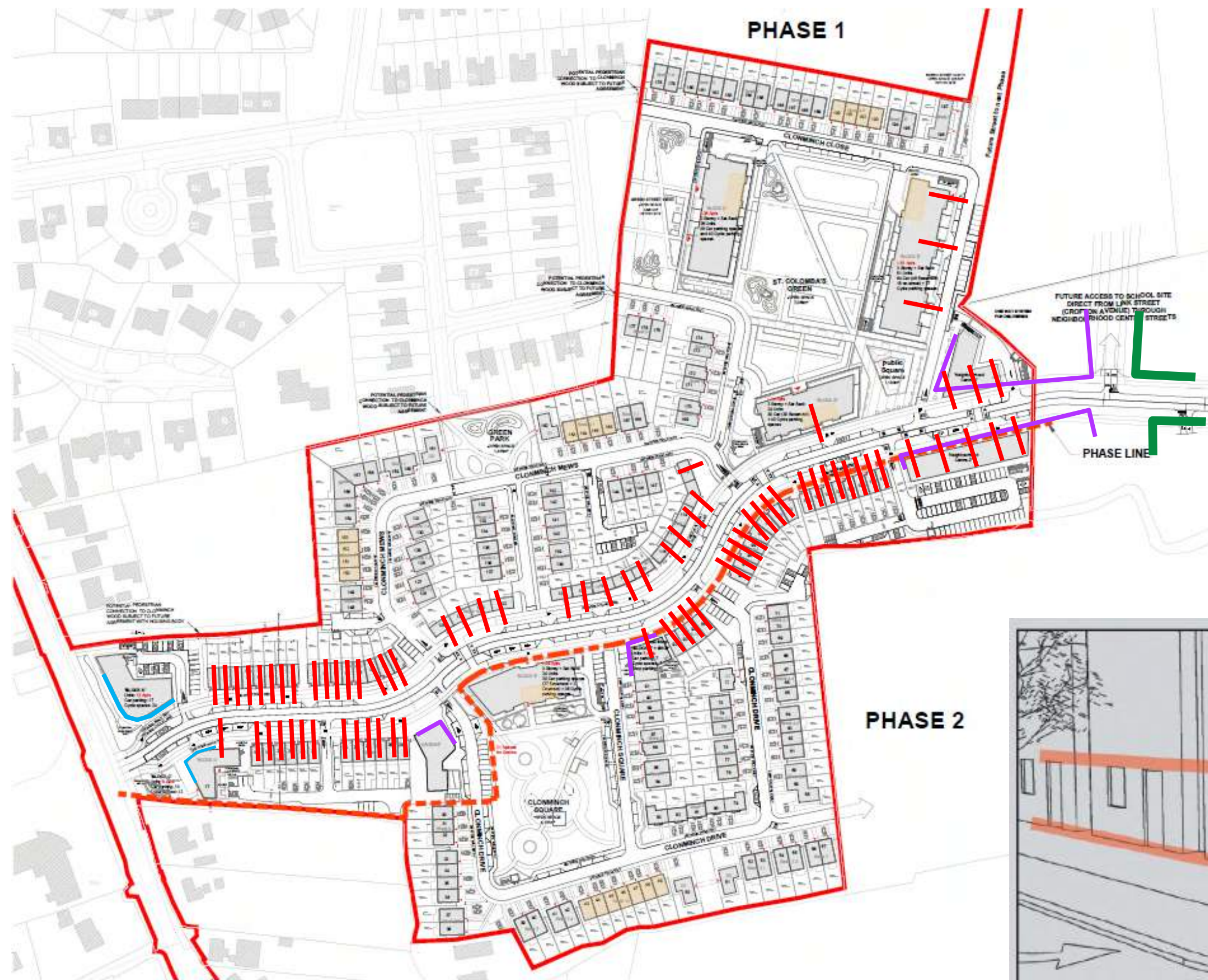
A Key component affecting the layout and the architecture of the scheme is the creation of a sense of enclosure. The Link Street at the centre of the development contain a carriageway, bays of nose to tail parking interspersed by street trees to both sides, dedicated cycle and pedestrian ways to each side, 2.6m of defensible space and then three storeyed facades to create a clear urban sense of enclosure.

The sense of enclosure (in accordance with the master plan) is relieved at various intervals along the Link Street by open spaces to the South and then to the North side of the Link Street. This provides visual variety and a sense of there being a series of destinations along what in the future will be an extensive length of Link Street.

The Link Streets' horizontal alignment facilitates the passage of buses through the development improving connectivity in the future between neighbourhoods within Tullamore.



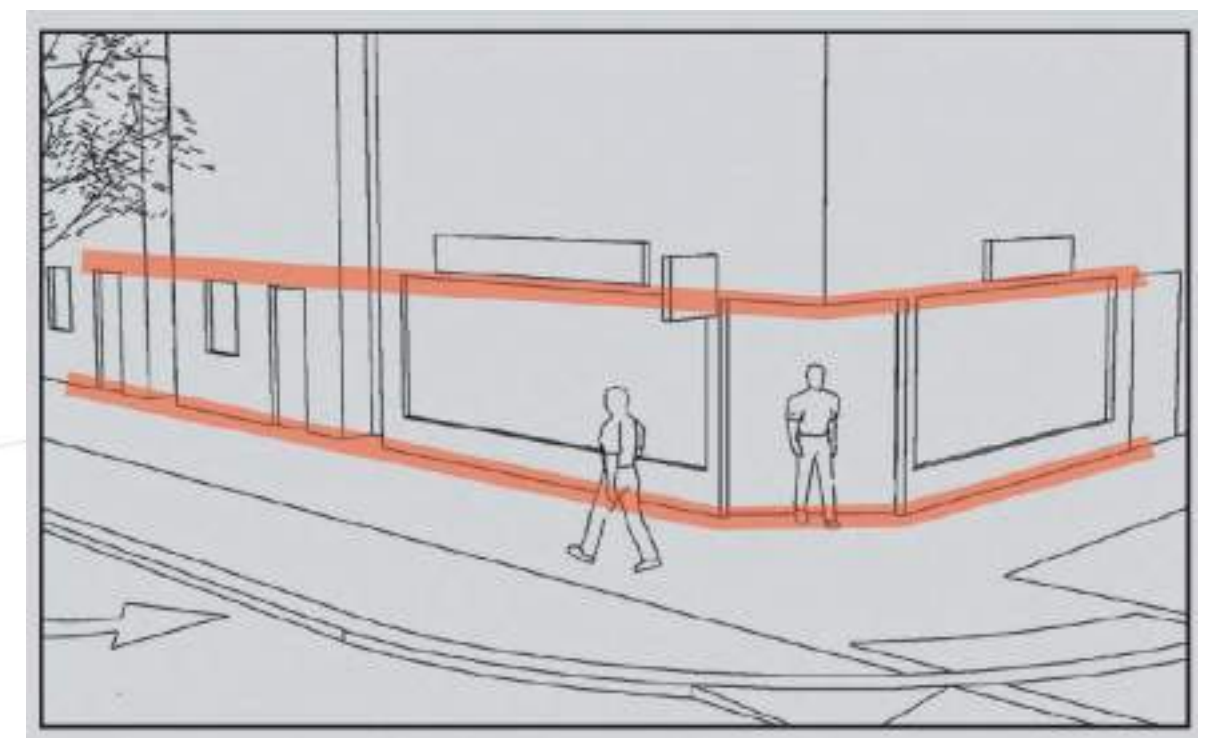
3.10 DMURS Compliance



DMURS COMPLIANCE

Section 2.2.1 of the Design Manual for Urban Roads and Streets 2019 indicates that providing an "Active Edge" to streets is an important element in creating a sense of place. We have purposely located terraced housing with multiple front doors along the Link Street with parking courts to the rear supplementing the nose to tail parking bays along the street in order to create a true active edge. Communal facilities such as the Creche and a small local shop in Phase 1 and later the creation of a true "Main Street" with neighbourhood centre uses fronting onto the Link Street will be important elements in providing a variety of types of active frontage along the Link Street.

Where small corner and feature apartment blocks are used to highlight or turn the corner along the Link Street these have balconies and defensible private spaces looking onto the Link Street to continually enliven its aspect.



3.11 DMURS Compliance



Apartments integrated into Housing, Dunshaughlin by van Dijk Archtiects



Mix of Typologies on frontage, Mounthamilton, Dundalk by van Dijk



TYOLOGIES TO UTILISED:



L-Shaped Corner Detached Houses



Single Aspect Semi-Detached Houses



Semi Detached Houses



Terraced Houses



Corner closing houses



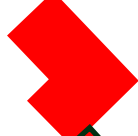
End of Block Houses



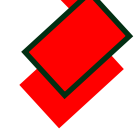
Internal Corner Houses



Small Apartments (Single Level)



Large Apartments (Single Level)



Residential Typologies are employed not just to provide a variety of living accommodation targeted at specific individual or family needs but also to resolve urban design issues such as “turning the corner”, providing “passive surveillance” to all four sides of residential urban blocks and to achieve greater “density” in key locations near to amenities or where scale is required from an urban design point of view.

In order to achieve these goals within the Site the Typologies shown on the diagram here will be employed.



Figure 32: Various Typologies being used to provide “Passive Surveillance” on all four sides of urban blocks and to perform differing functions relative to their immediate surroundings

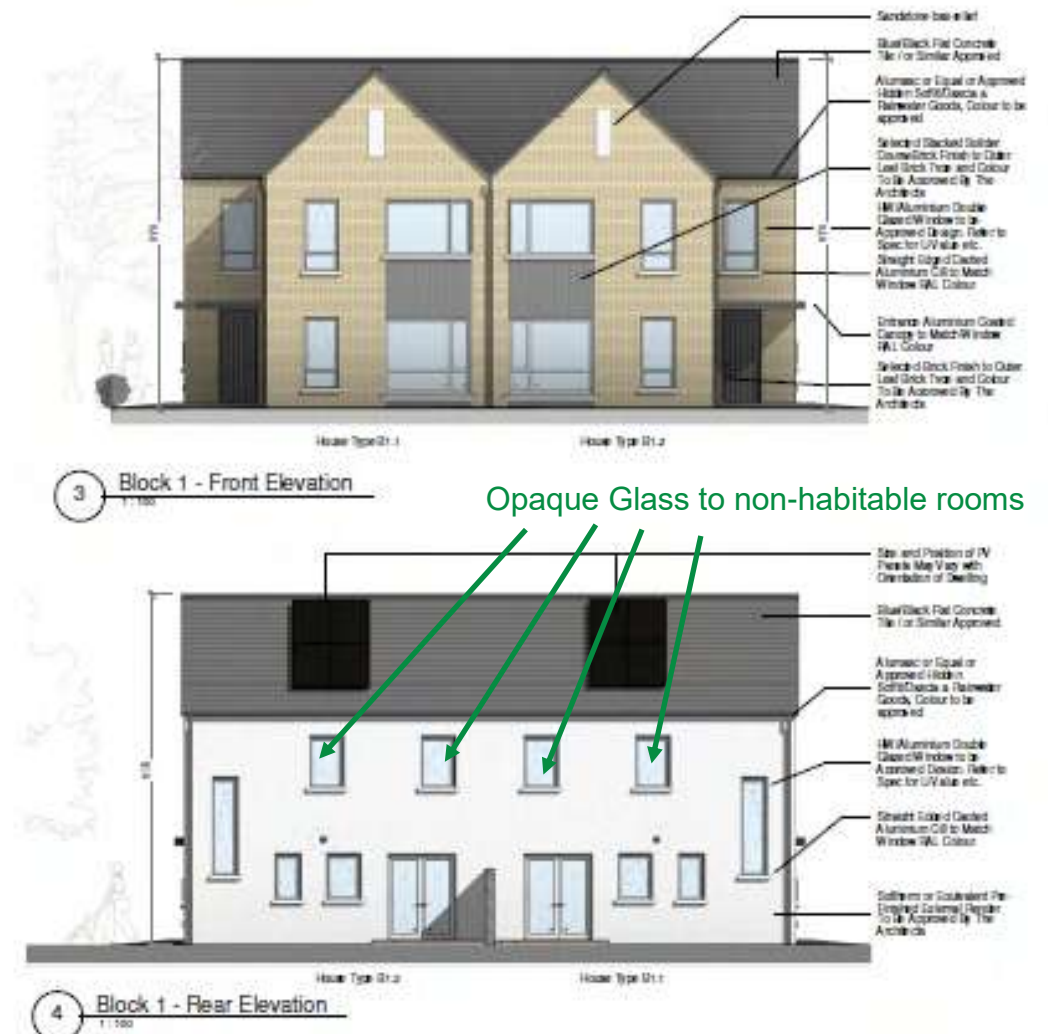
3.12 Housing Typologies

In certain circumstances, it is important that houses do not have first floor windows to the rear which overlook adjoining properties. In some locations this is to protect the residential amenity of existing residents (eg. Clonminch Wood and in others it is to avoid overlooking gardens in urban blocks which as “side on” to the proposed units. Typologies have been developed to resolve both circumstances with terraces for “end of urban block” situations and semi detached houses with opaque windows to non habitable rooms at first floor level providing appropriate privacy for adjoining existing residents.



5 Block 5.1 - 3D View

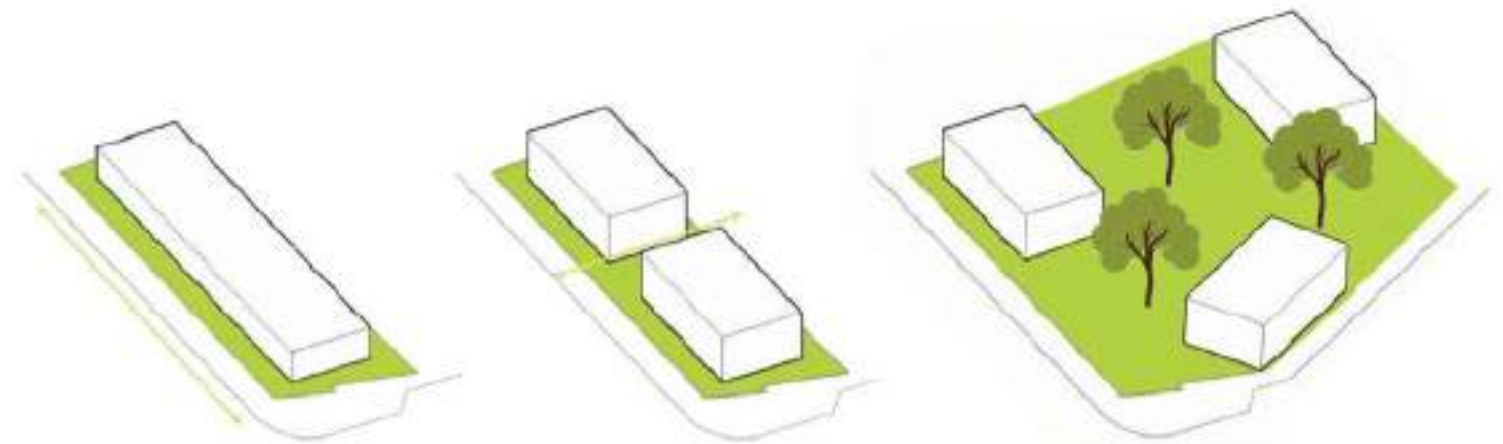
Single Aspect Maisonettes for End of Block Situations



Semi detached houses avoiding overlooking of existing residential properties

3.13 Single Aspect Housing Typologies

In order to continue the creations of streets and urban edges to establish a sense of place and create a meaningful urban environment, the apartment development proposed has been developed as a perimeter blocks forming the edges of the surrounding streets and the edges of St. Colomba's Green and the extended open space between the proposed development and Clonminch Wood. This allows for active frontages on all sides and an appropriate relationship between open space and the denser elements of the development in this location.



3.14 Typologies Perimeter Apartments

Materials

Contemporary materials of white brick / coloured render / buff brick, coloured clad screens, timber cladding, grey aluminium windows and doors, and metal entrance canopies.



3.15 Materials



Open Space



Clonminch Square

St. Colomba's Green



Play Area



The design and layout of public, semi-private and private space will be designed, where possible, to facilitate access for all members of society.

All age groups will be catered for, from young children to teenagers and older people. Public and semi-private spaces will be safe and complement interaction between varied groups. This can be achieved by placing these areas in highly visible, public places. The objective is to promote the safe integration of different age groups.

There will be a distinction between public, communal and private spaces. Public spaces will feel welcome to all, while communal spaces will be differentiated from the public either physically or perceptively.

The layout and design of the scheme respects and utilises existing topographical and ecological features. This use of recognisable landmarks will assist in the creation of an identity and a sense of place.

Advantage will be taken of views to and from the site. Features of the new development will be visible and will create links between the site and the surrounding area. Views out of the site will connect the development to the surrounding landscape and neighbourhoods.

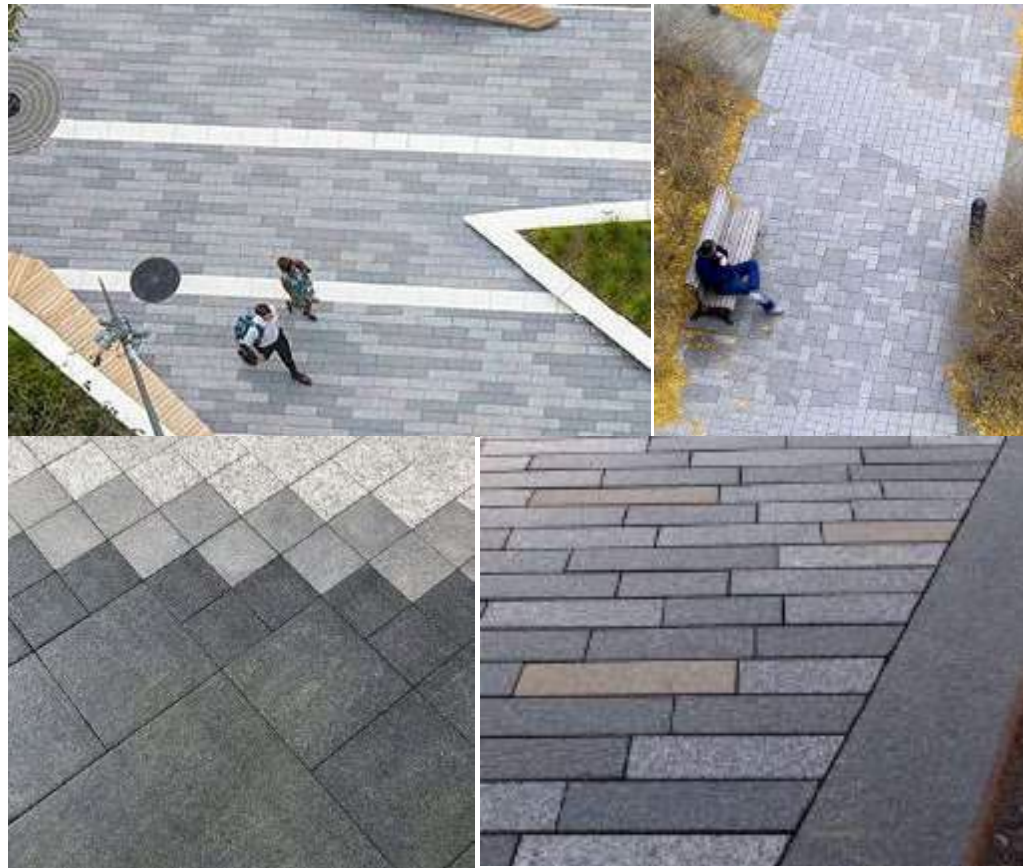
Public open space will be designed to be accessible and usable. Maintenance of these areas will inform their design, and it will be possible to create interesting, active and ecologically rich public spaces which are used by all residents.

Children's' play areas will be designed to be secure and overlooked, and will be situated in appropriate locations.

Vehicles and parking will be integrated into the design of the public realm. The car will be seen as a natural part of the streetscape, where design will inhibit speed and encourage caution.

Layouts will encourage street activity. Dead areas without direct supervision will be avoided.





Block paving



Bound Surfacing



Wet pour surfacing



Seating/Planter walls

Benches

Cycle stand



Public Art

Litter Bins

Lighting

Materials Hard Landscaping

The selection of hard landscaping materials has been chosen after much consideration of their suitability, long term use and suitability for water management. All of the specified materials are robust in nature in order to maximise the longevity of the development and minimise maintenance issues. Specified materials include:

- Permeable resin bound surfacing
- Permeable concrete slabs
- Permeable concrete setts

A consistent selection of materials is specified throughout the design, with variations being provided in the form of shape unit size, mix and colour.



Materials

Soft Landscaping Trees



PYRUS CALLERYANA
'CHANTICLEER'



PRUNUS TAI-HAKU



MALUS TSCHONOSKII 'PILLAR CRAB'

The landscape plan proposes a mix of tree species to create a natural and welcoming environment for residents. The proposed tree planting schedule will add a layer of colour and seasonal interest within the site which is currently non-existent.

Trees are used to provide a natural buffer between spaces also punctuate pedestrian routes to reinforce the paths, whilst also creating shelter and focal points within the landscape.

The use of semi-mature tree planting ensures the site will provide an instant positive contribution to the surrounding environment.

Below is a reference to the Pollinator Friendly Planting Code - All Ireland Pollinator Plan 2015-2020. This offers guidance for native and Pollinator friendly planting species.



AESCULUS HIPPOCASTANUM
'HORSE CHESTNUT'



AMELANCHIER x GRANDIFLORA



SORBUS SARGENTIANA



TILIA EUCHLORA





Soft Landscape Design

High Ornamental Mix.

Combination of deciduous and evergreen flowering shrubs



Pyracantha 'Orange Glow'

Dense, spiny, fast growing evergreen hedge with clusters of white flowers in June and masses of bunches of spherical, very colourful berries in autumn.



Cornus alba 'Sibirica'

Medium-sized suckering deciduous shrub forming a thicket of slender red stems, becoming bright crimson in winter. Leaves ovate, turning reddish in autumn.



Elaeagnus ebbingei

Fast growing evergreen with very attractive, large, leathery leaves metallic grey-green above and silver underneath.



Photinia x fraseri 'Red Robin'

Brilliant red glossy young leaves, which give a spectacular display in spring and summer before maturing to dark green.



Sarcococca hookeriana

Evergreen shrub or groundcover, it is low-growing, usually between 30-60 cm high. It produces aromatic white flowers throughout winter followed by black berries.



Berberis darwinii

Deciduous or evergreen shrubs with spiny shoots bearing simple, often spine-toothed leaves, and small yellow or orange flowers in axillary clusters or racemes, followed by small berries



Cotoneaster conspicuus

Deciduous or evergreen shrubs or small trees, with simple, entire leaves and clusters of small white or pink flowers in spring and summer, followed by showy red, purple or black berries

Medium - Low Mix.

Low maintenance mix of evergreen shrubs, perennials and grasses providing year round interest



Skimmia japonica

Small bushy evergreen shrub with dark green leaves, red buds in late winter with white flowers in spring.



Euonymus fortunei 'Emerald 'n' Gold'

Dwarf evergreen shrub with spreading habit, produces some small greenish flowers.



Potentilla fruticosa 'Goldfinger'

Bushy deciduous shrub, up to 1m high with small leaves and yellow flowers in the summer and autumn.



Spiraea japonica 'Goldmound'

Dwarf deciduous shrub with bright green foliage and pink flowers between July and August.



Hebe 'Green Globe'

Compact evergreen shrub with tight mossy green foliage.



Skimmia 'Kew Green'

A hardy evergreen shrub with clusters of greenish-white flowers that burst open in spring.



Lavandula angustifolia 'Hidcote'

Bushy dwarf evergreen shrub with narrow silvery leaves and deep violet-purple aromatic flowers. Grows up to 0.5m high.

Native Planting

Native mix of woodland buffer planting, Hedgerow and wildflower meadow following all Ireland Pollinator Plan 2015-2020 (<https://pollinators.ie/>).



Crataegus monogyna

Deciduous trees and shrubs, usually with spiny branches, lobed or toothed leaves, and clusters of creamy-white flowers colour



Salix caprea

Common named goat willow, Salix are deciduous shrubs and trees of diverse habit, with simple leaves and tiny flowers.



Prunus Spinosa

'Purpurea' is a deciduous, spiny shrub or small tree, to 6m tall, with ovate leaves that emerge bright red



Prunus Avium

Deciduous or evergreen trees or shrubs with showy flowers in spring, and often good autumn foliage colour



Sorbus Aucuparia

Sorbus can be deciduous trees or shrubs with simple or pinnate leaves and clusters of small white or pink flowers



Irish wildflower

Wild flowers enhance the countryside and add visual impact to gardens, estates, meadows, parks and roadsides



Shrub Planting

A low maintenance Shrub palette has been proposed for use in planting areas around the open spaces. These ornamental shrubs will provide seasonal colour and interest, and will soften the scheme, balancing the hard landscape elements. Maintenance on amenity grassed areas has also been reduced through the proposed bulb planting areas. These will provide high impact colour in the spring, and require less mowing at the start of the growing season than amenity grassed areas.



Concrete Post and Plank fencing to Rear gardens



1.1m high Metal railing



Boundary hedge Planting



Woodland buffer planting

Boundary Proposals

Property boundaries will comprise of close boarded timber fencing to back of gardens for privacy between dwellings. 1.1m high metal railings can be used between property frontages in key areas where required. This allows for physical barriers with filtered permeability between driveways.

Soft planting and screening can be also be used site wide to property boundaries and thresholds that affront public streetscapes. Hedge planting and low woodland screen planting can assist with softening boundaries and contribute to local biodiversity.

Native woodland mixes can be used to help screen adjacent residential developments and act as acoustic barriers to mitigate noise disruption from nearby roads or railway lines.





Image courtesy of the Centre for Excellence in Universal Design (CEUD)



INTRODUCTION

Universal Design Guidelines For Homes in Ireland outlines the 4 key features in UD home Design:

1 – Home Location and Approach

Homes integrated into the neighbourhood, with clear, safe, routes for bike, car or public transport to the entrance of the home

2 – Entering and Moving About the Home

Shelter at the door is required to provide protection from inclement weather while a person is unlocking the door, or waiting for the door to be opened for them. Level thresholds at doorways for simple, easy movement and ease of cleaning and maintenance. Wide front door, rear doors and internal doors for ease of movement for all. More spacious entrances and hallways for multipurpose uses and ease of movement within the home.

3 – Spaces for Living

Flexible or open-plan layouts, Reinforced walls and ceilings as ‘hard-spots’ around the toilet, shower and bath to support the easy installation of handrail, ceiling hoists and drop down supports as required. Enough space in a bedroom for easy manoeuvring and access to possible soft spot to knock into adjacent bathroom. Flexible space in living rooms for social interaction. Enough space for a kitchen to adapt easily for different layouts. A toilet at entrance floor level that can adapt to a shower room.

4 – Elements and Systems

Sockets, light switches and window sills at levels that are within easy reach and view for everyone. Easy control and use of systems and the capability to integrate smart entertainment, energy efficiency and security systems or assistive technologies. Choice of materials and colour, with fittings and finishes that are easy to use, maintain and are attractively and smartly designed. Optimised use of natural light, ventilation and energy efficiency.

4.1 Universal Design



Ireland's population is living longer than ever before and our older population is consistently growing in size. The NDA

(National Disability Authority) published findings that there is a 60% chance that a new home will be occupied by a person with some form of disability.

Universal Design is just that, universal and is an inclusive set of principles that improve the quality of living for everyone, the design is not segregated into the aging or injured or disabled but a set of guidelines that allow for all in Ireland's diverse population.

Universal Design is not just for age & disability, perhaps mention children and the fact that people are of different sizes—taller kids, larger people due to obesity—helps emphasise the need for Universal Design Homes catering for all—Age, Size, Ability or Disability.

A new initiative was also introduced under Rebuilding Ireland, which saw a design challenge entitled 'Homes for Smart Ageing Universal Design Challenge' undertaken by the Department in 2017, two key actions outlined in Rebuilding Ireland are being progressed together to help achieve the objective of developing a range of housing options for older people:

2.18: Department of Housing, Planning and Local Government (DHPLG), in conjunction with Department of Health (DoH), is developing policy options for supported housing/housing with care so that older people have a wider range of residential care choices available to them.

5.8: We will explore ways to promote the availability of stepdown specialist housing for older people and incentivise right-sizing, where appropriate. The policy statement provides a framework by which the Government can facilitate and promote a variety of housing options, including housing with care/supported housing, for older people.



4.2 Universal Design



Universal Design is not about a 'one size fits all' model – the UD Home environment enables the widest number of people to participate at home, in society and to live independently.

- Flexibility and ease of adaptability to meet people's changing needs over time in a cost effective way.
- Sustainable design to improve comfort and energy efficiency; and
- Smart technologies to enable ease of living independently for longer.

UD Homes work well for everyone, they should be mainstream in aesthetics not separate or distinct for special needs and are designed to 4 Main Principles:

1. Integrated into the neighbourhood
2. Easy to approach, enter and move about in
3. Easy to understand, use and manage
4. Flexible, cost effective and adaptable over time

Universal Design Guidelines For Homes in Ireland outlines the 4 key features for the detailed design of UD home Design:

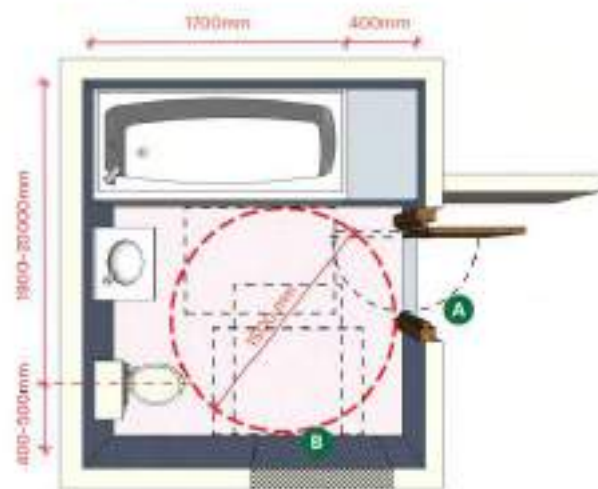
- 1 – Home Location and Approach
- 2 – Entering and Moving About the Home
- 3 – Spaces for Living
- 4 – Elements and Systems

Images courtesy of the Centre for Excellence in Universal Design

4.3 Universal Design



Indicative Room Plan:
UD Home Bathroom



Images courtesy of the Centre for Excellence in Universal

There are 5 scales of interventions, Adaptations or design for new build or existing homes.

These increase in cost as the scale goes up:

Usage, signage and labelling— minimal cost €

Minimal alteration of larger rocker switches are to be install at minimal uplift in cost to the initial programme but reduces later need for replacement and costly retro-fit. Architrave will be painted in contrasting Light Reflectance Value to allow a partially sighted visitor to clearly orientate themselves.

Independent Living and telecare—low cost €€

Cat 6 cabling, WIFI and power for future window and door controls and front door intercom/ security cameras to the front door to be inserted at construction stage.

Interior & Exterior—Fixtures and Fittings – medium €€€

Level threshold to all entrances external and doorways aids movement throughout the dwelling. Approaches to the dwelling to have no stepped or steep access. Slightly wider hallways and landings allow for larger door openings and wheelchair/stroller access and potential stair lifts. Any electrical upgrades generally need decorative remedial works and provision for the installation of same will remove these additional costs.

Building Fit-out— High Cost €€€€

Occupational therapist (OT) requirements for level access showers on ground floor levels tend to be expensive for the small areas to be renovated. New drainage and drainage connections are required and excavation of floor slabs for level access contribute to high cost along with grounds for drop down rails. Space and requirement for the provision of tanked wet-rooms at construction stage would be incorporated into Universal Designed homes.

Spatial Layout & Structure— Highest Cost €€€€€

To meet the ageing and healthcare requirements many Council owned properties require extensions and structural alterations resulting in high costs. The UD aims to keep all proposed drainage clear of potential extension zones. Make alteration easy with soft spots in walls for open plan living, soft spots in walls allow for potential future direct access to bathrooms and structural opening for ease of installations of lifts and porches. This is especially relevant for people living with dementia as they have a need to be able to see the location of a bathroom from their bed - see Dementia Friendly Dwellings for People with Dementia, their Families and Carers.

<http://universaldesign.ie/Build-environment/Housing/Dementia-Friendly-Dwellings/>

4.4 Universal Design

HOME LOCATION AND APPROACH

- FOOTPATH CLEAR WIDTH OF 2000MM
- FOOTPATHS CLEAR OF STREET FURNITURE
- RAMPS GENERALLY AT 1 IN 25 IF POSSIBLE
- SURFACE MATERIALS SPECIFIED ARE NON-SLIP
- SPECIFY MATERIALS WHICH ARE NON-REFLECTIVE.
- ENSURE THAT KERBS ARE INSTALLED ON PAVEMENTS.
- PROVIDE KERBS IN A CONTRAST COLOUR TO THE FOOTPATH PAVING FOR GOOD VISIBILITY
- INSTALL DROPPED KERBS AT ALL JUNCTIONS, MATCHED ON EACH SIDE OF THE ROAD
- AVOID THE USE OF COBBLES, SAND OR GRAVEL FOR PAVEMENTS.
- LEVEL ACCESS PROVIDED FROM PAVEMENT.
- PARKING SPACE ALLOWS FOR CAR DOOR OPENING AND IS ADJACENT TO PATH.
- FIRM, NON-SLIP, NON-REFLECTIVE SURFACES. PLANTING AND MATERIALS DEFINE BOUNDARIES CLEARLY.
- PUBLIC REALM IS WELL OVERLOOKED. CONSISTENCY IN DESIGN WITH NO UNIT STANDING OUT.
- A CANOPY IS PROVIDED ABOVE EACH FRONT DOOR

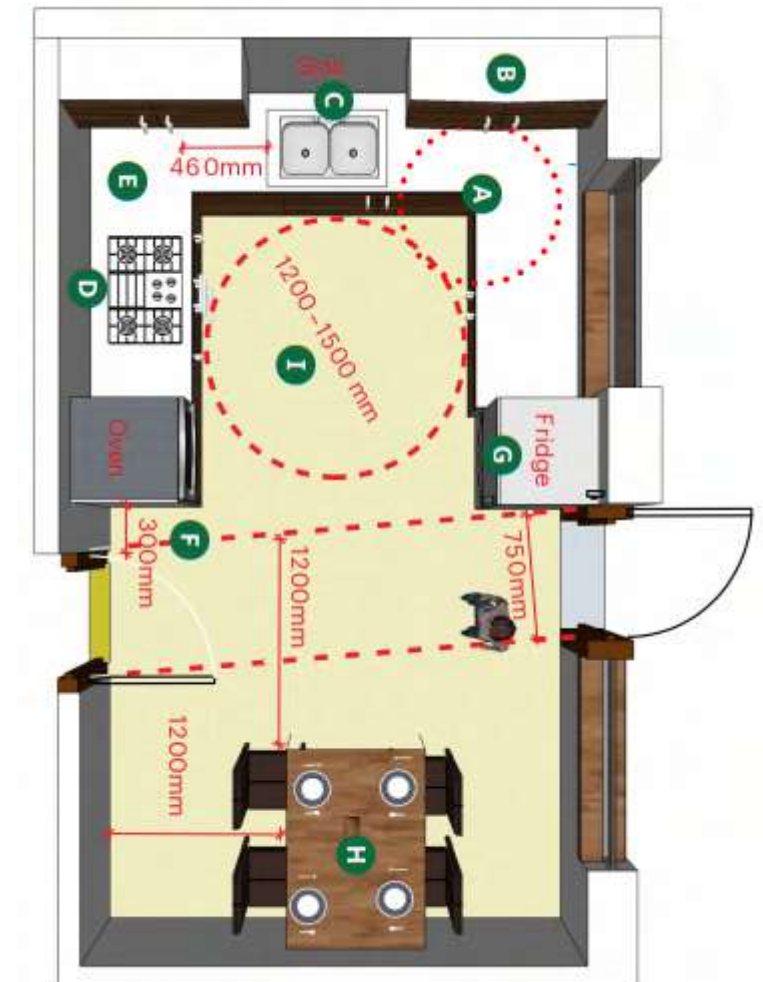


Images courtesy of the Centre for Excellence in Universal

4.5 Universal Design

ENTERING AND MOVING AROUND

- ENTRANCEWAY 1500 X 1500 MM
- ENTRANCE HALLWAY 1500MM
- FIRST FLOOR HALLWAY 1050 X 1200MM
- CLEAR WIDTH BETWEEN HANDRAILS 900MM
- SPECIFY MATERIALS WHICH ARE NON-REFLECTIVE.
- 1000 MM X 1500MM STORAGE ZONE FUTURE LIFT
- 1500MM TURNING CIRCLE AT LIFT OR 1.4 X 1.7M
- 1500MM TURNING CIRCLE IN LIVING ROOM
- 1500MM TURNING CIRCLE IN KITCHEN BETWEEN UNITS
- 1200MM CLEAR WIDTH AROUND 2 SIDES OF DINING TABLE
- 1800MM X 1500MM ZONE FOR STUDY / WORKSTATION ON GFL.
- 1500MM TURNING CIRCLE IN FRONT OF LAUNDRY UNITS (3 BED +)
- DEPTH OF BALCONY 1500MM
- APARTMENTS—AREA OF BALCONY 1B = 5M² + 2M² FOR EACH ADDITIONAL BEDROOM
 AREA OF BALCONY 2B = 7M²
 AREA OF BALCONY 3B = 9M²



Images courtesy of the Centre for Excellence in Universal Design

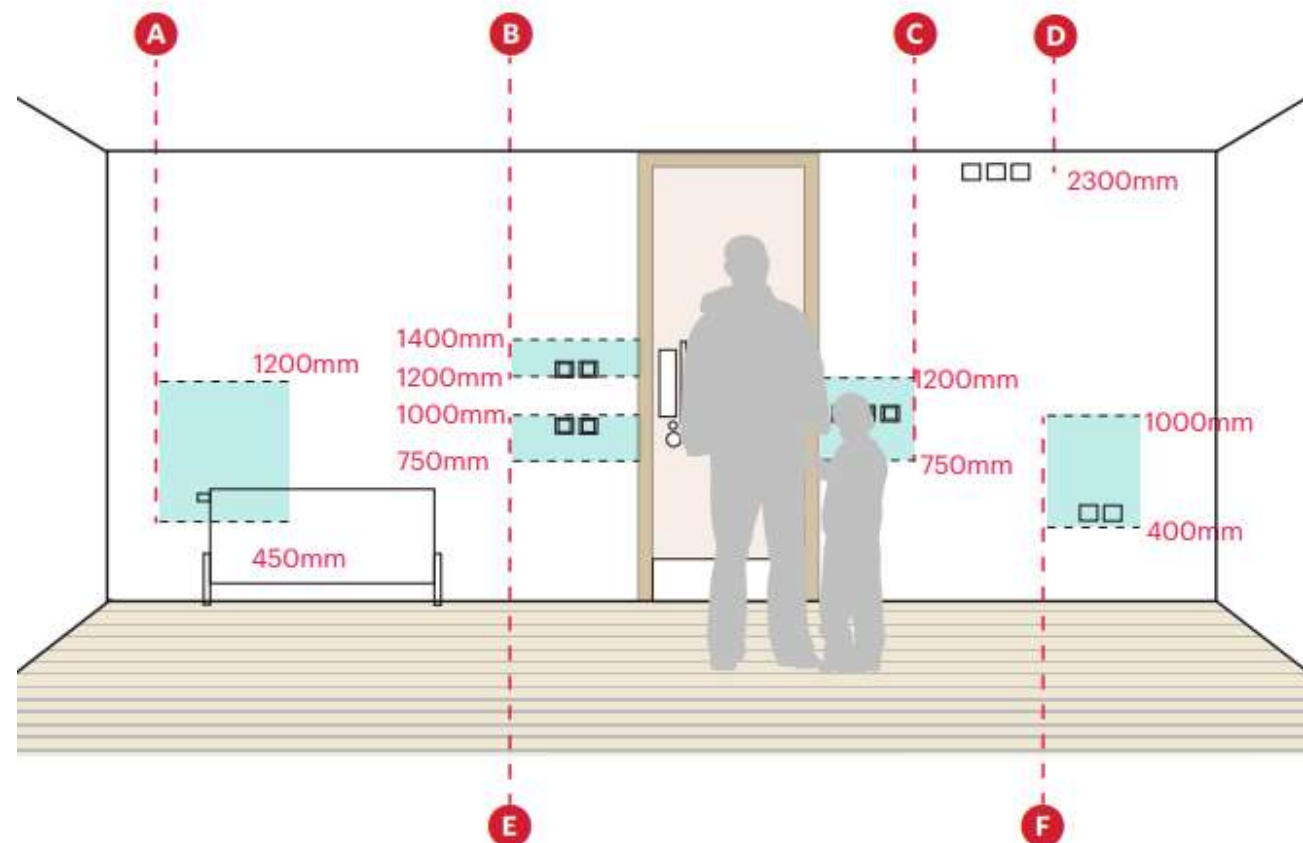
4.6 Universal Design Checklist

ELEMENTS AND SYSTEMS

- PROVISION FOR WIDER ACCESS GATES TO HOME ENTRANCE. EXTERNAL WIRING FOR THE FUTURE IMPLEMENTATION OF SENSOR CONTROL.
- ALLOW STRUCTURE FOR ADDITION OF PORCH, ALLOW FOR CAMERA RETROFIT AT PORCH BY PROVIDING THE WIRING AT CONSTRUCTION STAGE.
- PROVIDE WIDER EXTERNAL AND INTERNAL DOORS
- PROVIDE CAPPED ELECTRICAL POINTS FOR FUTURE INSTALLATION OF A STAIR LIFT
- PROVIDE CAPPED ELECTRICAL POINTS FOR FUTURE INSTALLATION OF A CEILING HOIST
- PROVIDE CAPPED ELECTRICAL POINTS FOR FUTURE INSTALLATION OF A THROUGH FLOOR LIFT
- PROVIDE CAPPED ELECTRICAL POINTS FOR FUTURE INSTALLATION OF AUTOMATIC DEVICES SUCH AS BLINDS CONTROL OR DOOR OPENING DEVICES.
- PROVIDE EXTERNAL ELECTRICAL POINTS FOR FUTURE INSTALLATION OF SCOOTER CHARGING OR OTHER ELECTRICAL DEVICES.
- PROVIDE CABLING OF CAT 6 FOR FUTURE TECHNOLOGY IN HABITABLE ROOMS. THIS WILL ALLOW THE PROPERTY TO INTEGRATE WITH SMART TECHNOLOGY, ENERGY EFFICIENCY AND SECURITY SYSTEMS. (DUE TO POTENTIAL USE OF WIFI & BLUETOOTH MAY NOT BE REQUIRED)

Technical Sketch:

Recommended heights of electrical fittings and controls.



- A** Thermostatic radiator valves 450 – 1200mm.
- B** Electricity and gas meters 1200 – 1400mm.
- C** Light switches and permanently wired switches 750 – 1200mm.
- D** Assisted living technologies outlet points for power and data @ 2300mm.
- E** Switches and controls for intercom, ventilation, heating 750 – 1000mm.
- F** Electrical sockets, TV and telephone outlets 400 – 1000mm.



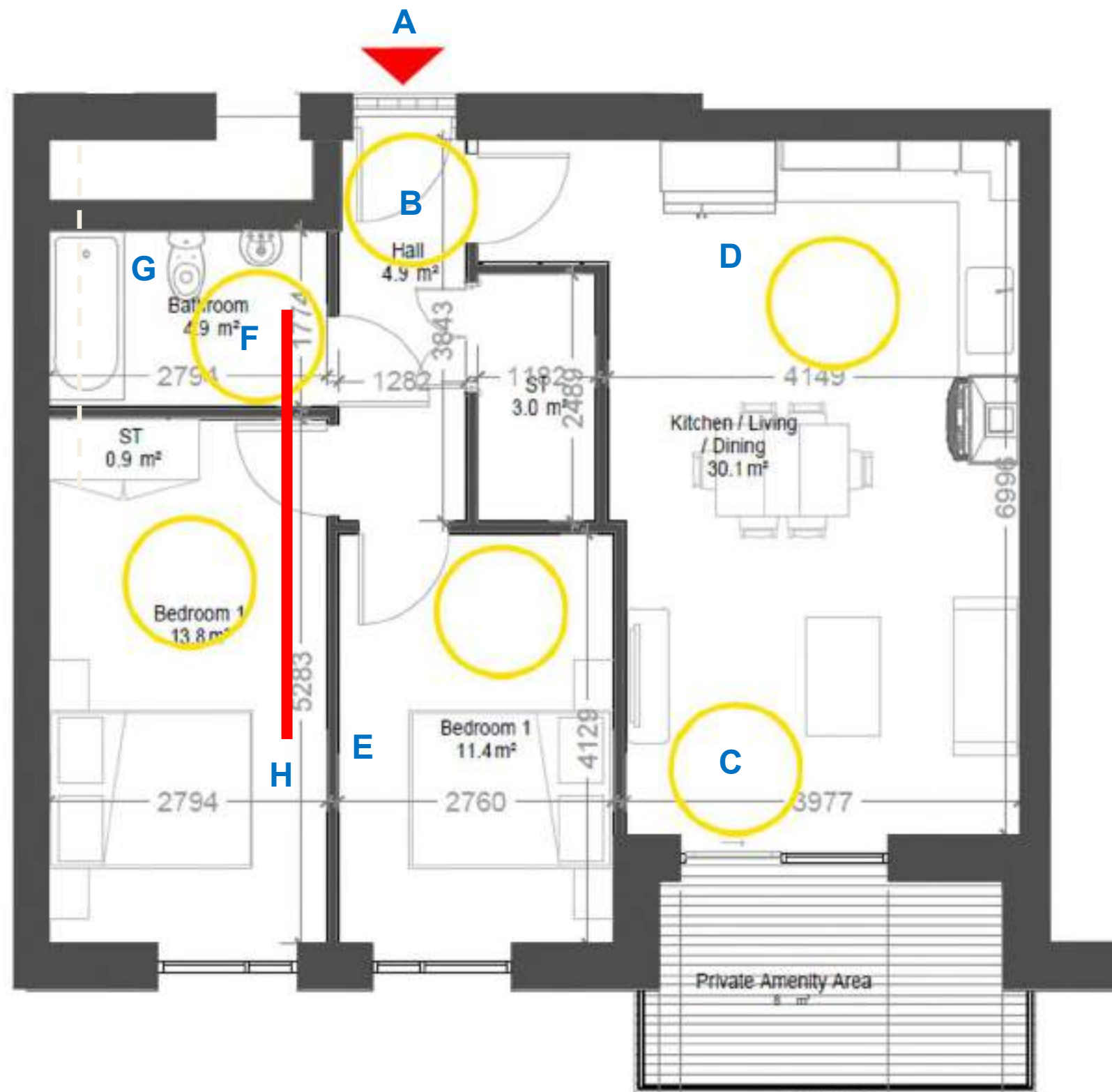
Sockets are provided between 400 and 1000mm above floor level and at consistent heights and level, at least 500mm from any corner.



Data and power connections are provided at 2300mm for future assisted living technologies installations, and adjacent to windows for actuators.

Images courtesy of the Centre for Excellence in Universal

4.7 Universal Design Checklist



SPACES FOR LIVING

Design features that are in line with a universal design approach

- A** Entrance door with a clear width of circa 950mm
 - B** Wide hallway of circa 1200-1500mm with storage
 - C** Circa 1800-2400mm turning circle in all habitable rooms
 - D** Kitchen arranged to allow accessible access to all units
 - E** Easily adaptable with 'soft-spots'
eg internal walls to change from two bedroom layout to one larger bedroom (highlighted in red).
 - F** Bathroom immediately adjacent to the main bedroom.
 - G** WC can be accessible.
 - H** Provision of 'hard-spots' eg in ceiling construction for hoist track to be installed in bedroom.
- WC GFL 1500 X 1800 MM PROVISION FOR FUTURE SHOWER.
 - STRUCTURAL BEAMS LOCATED FOR HOIST INSTALLATION BETWEEN BEDROOM AND BATHROOM.
 - 1500MM TURNING CIRCLE IN BATHROOM
 - 3150MM X 4000M MAIN BEDROOM TO INCLUDE 800MM SPACE EITHER SIDE OF THE BED AND 1500MM TURNING CIRCLE.
 - 1200MM CLEAR WIDTH TO BACK DOOR THROUGH KITCHEN WITH LEVEL ACCESS TO THE REAR GARDEN / AMENITY SPACE
 - 300MM LEADING EDGE ON DOORS.
 - 800MM CLEAR SPACE ON ONE SIDE OF SINGLE BEDS



4.8 Universal Design Checklist



From "Urban Design Manual – A Best Practice Guide", Department of Environment, Heritage and Local Government, May 2009.

01 CONTEXT

How does the development respond to its surroundings?

- The development seems to have evolved naturally as part of its surroundings
- Appropriate increases in density respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users
- Form, architecture and landscaping have been informed by the development's place and time
- The development positively contributes to the character and identity of the neighbourhood
- Appropriate responses are made to the nature of specific boundary conditions

Surroundings:

The proposed development forms Phase 1 of the development of the Eastern Node of the Southern Environs masterplan as defined in the Tullamore Town and Environs Development Plan (TTEDP). The Eastern Node lies behind existing residential ribbon development fronting onto the Clonminch Road which forms it's Western boundary, existing residential development (Clonminch Wood) to the North West, the Dublin-Galway Railway line to the North East and the Tullamore Bypass to the South East and South. The diagrams explaining the development above show how the proposed development properly responds to it's immediate existing and planned future surroundings by backing on new housing development to the rear of existing, providing a proportionate frontage to the Port Laoise road reflective of the scale of the development and of the office building on the opposite side of the road.

Appropriate increase in density:

The existing ribbon development fronting onto the Clonminch Road is very low density at approx. 5 units per hectare while Clonminch Wood is a development of semi detached houses and detached houses on large plots equating to approx. 12 units per hectare. The proposed development at a 36.6 units per hectare represents a significant increase in density for the area in line with National policy guidelines which protecting existing residential amenity.

Form, architecture and landscaping:

The diagrams above show how the form of the development has been designed to highlight vistas, provide a sense of enclosure, respect neighbouring properties and to celebrate public open spaces which will include both new environmentally sensitive planting and some retained elements of the existing flora and habitat.

Character and identity of neighbourhood

The character and identity of this new neighbourhood is envisaged to be established initially at the entrance to the overall development by the creation of an avenue, a feature gateway building and a vista leading to a major piece of public artwork. A variety to the character of the proposed neighbourhood is established through the use of two somewhat contrasting styles of architecture but rather than corralling these into separate individual pockets, the varied style spans the whole Phase 1 development to provide a cohesive sense of place for the entire. Further different character areas can be developed in the three further phases of development envisaged for the Eastern Node. We would envisage calling the overall Eastern Node which will likely contain over 1200 homes, a neighbourhood centre and a school, **Clonminch Village**. We believe that this befits the scale and nature of the development as a "village" within the Town.



Clonminch Wood



Public Artwork for Sense of Place

02 CONNECTIONS

How well connected is the new neighbourhood?

- There are attractive routes in and out for pedestrians and cyclists
- The development is located in or close to a mixed-use centre
- The development's layout makes it easy for a bus to serve the scheme
- The layout links to existing movement routes and the places people will want to get to
- Appropriate density, dependent on location, helps support efficient public transport

Routes in and out.

A key objective for the proposal is to make the main route in and out of the development as attractive as possible. This is done by relating to the adjoining houses, creating an avenue and a vista is described above. The development further considers how the “Link Street” planned in the TTEDP will provide an attractive route through the development to the remainder of the Eastern Node development lands. As explained above it is envisaged that the “link Street” would be visually interspersed and enlivened by a series of neighbourhood open spaces to each side of the street which would allow the street act as a “string” linking the “pearls” of open space throughout the Eastern Node.

Mixed Use

The development includes a significant crèche building as a first step in developing the planned Neighbourhood Centre lands in the centre of the Eastern Node. Significant employment opportunities exist along the Clonminch Road both in the office development immediately opposite the application site and in further government offices and business park premises to the north east of the application site and the Spollenstown Industrial Estate. Significant retail facilities including a Tesco Extra are located on the R420 North East of the site via Chancery Lane.

Public Transport

While local public transport is limited at present, the significant increase in density and population relating to the development of the Eastern Node of the Southern Environs should create a “critical mass” to allow public transport to improve in the future. The layout provides for a new bus interchange on the Clonminch Road close to the site entrance (see road layout by DBFL Consulting Engineers).

Layout of movement routes.

The Link Street through the development provides vehicular, cycle and pedestrian to movement through the site. Alternative pedestrian routes cross the planned open spaces linking the various parts of the development together. The possibility of a direct route from Clonminch Wood to the future School and Neighbourhood Centre has been designed into the site layout.

Connectivity with Clonminch Wood and planned social housing.

The possibility of a vehicular and pedestrian connection to Clonminch Wood has been allowed for and a pedestrian connection to the permitted housing development to the north of the main entrance has also been shown on the site layout.

Connectivity to future development lands in the Eastern Node

Clear and multiple connection points have been allowed for within this application site to service both the Neighbourhood Centre, School and residential developments planned on the remainder of the Eastern Node lands.

5.2 Connections



03 INCLUSIVITY

How easily can people use and access the development?

- New homes meet the aspirations of a range of people and households
- Design and layout enable easy access by all
- There is a range of public, communal and/or private amenity spaces and facilities for children of different ages, parents and the elderly
- Areas defined as public open space that have either been taken in charge or privately managed will be clearly defined, accessible and open to all.
- New buildings present a positive aspect to passers by, avoiding unnecessary physical and visual barriers

Design features that are in line with a universal design approach

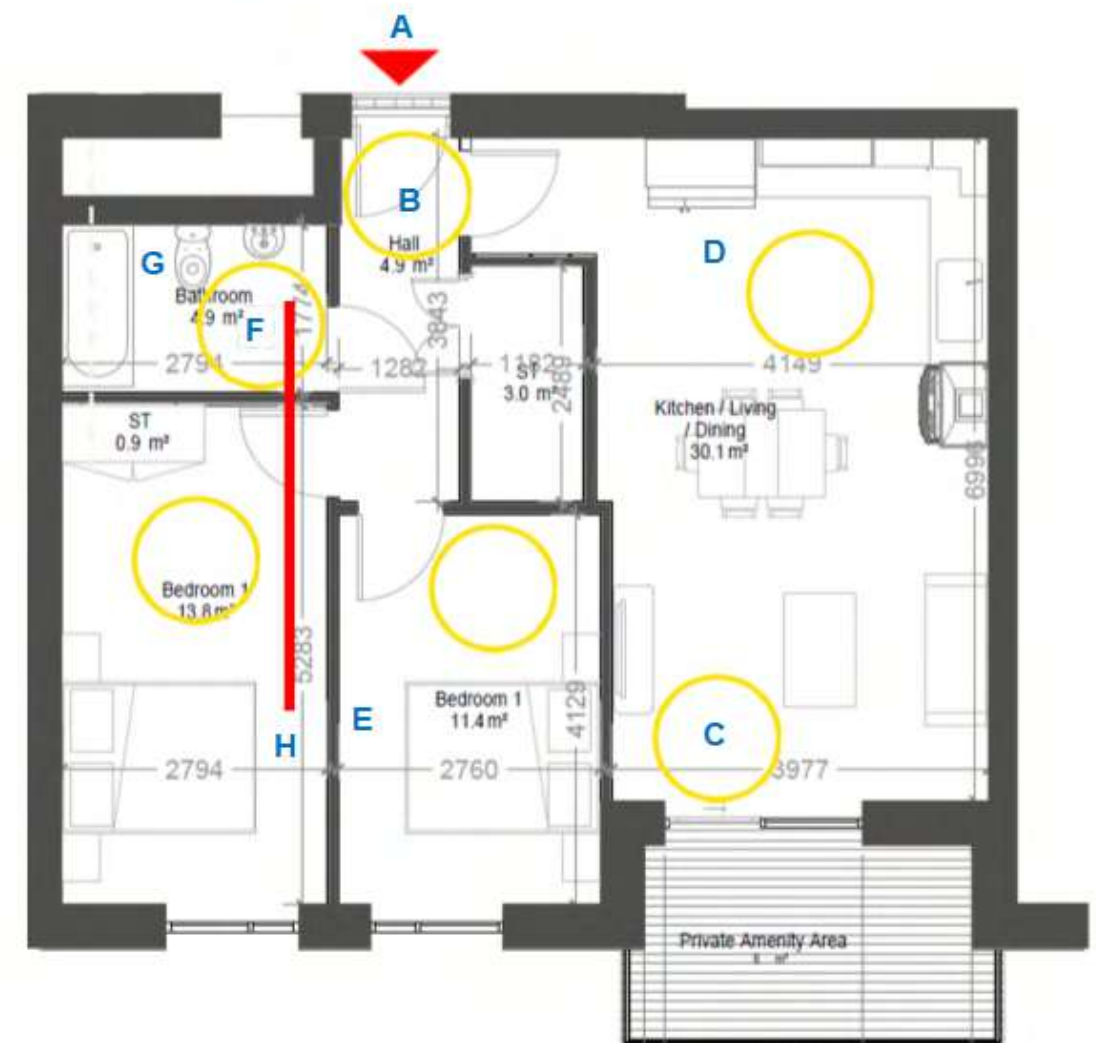
- A** Entrance door with a clear width of circa 950mm
- B** Wide hallway of circa 1200-1500mm with storage
- C** Circa 1800-2400mm turning circle in all habitable rooms
- D** Kitchen arranged to allow accessible access to all units
- E** Easily adaptable with 'soft-spots'
eg internal walls to change from two bedroom layout to one larger bedroom (highlighted in red).
- F** Bathroom immediately adjacent to the main bedroom.
- G** WC can be accessible.
- H** Provision of 'hard-spots' eg in ceiling construction for hoist track to be installed in bedroom.

The scheme provides for a minimum of 50 number type apartments which incorporate design features that are in line with a universal design approach.

Range of people and households: The proposal includes 1, 2, 3 and of 4 bedroomed units consisting of primarily terraced houses, apartments, duplex units and garden apartments to provide a range of dwelling types consistent with achieving an overall density of 36.6 units per hectare.

Access for all: The proposed apartment buildings will be fully compliant with all Building Regulations and include lift access to all apartments with the inclusion of Universal design features such as softwalls for later convertibility.

Open space for all: Public open space is provided as landscaped seating areas as well as a children's play area. All dwellings have their own area of private open space at as gardens in the case of terraced housing and balconies or ground floor patios for apartments. Public open spaces are well located with strong passive surveillance from surrounding dwellings and are therefore readily accessed by all. The use of neighbourhood pocket parks means that no dwelling is a significant walk for an area of useable public open space.



5.3 Inclusivity

03 INCLUSIVITY

How easily can people use and access the development?

- New homes meet the aspirations of a range of people and households
- Design and layout enable easy access by all
- There is a range of public, communal and/or private amenity spaces and facilities for children of different ages, parents and the elderly
- Areas defined as public open space that have either been taken in charge or privately managed will be clearly defined, accessible and open to all.
- New buildings present a positive aspect to passers by, avoiding unnecessary physical and visual barriers

Ireland's population is living longer than ever before and our older population is consistently growing in size. The NDA [National Disability Authority] published findings that there is a 60% chance that a new home will be occupied by a person with some form of disability. Four key features have been incorporated within the dwelling design to support a large range of mobility ranges.

1 – Home Location and Approach

All units will have clear, safe approach to the entrance.

2 – Entering and Moving About the Home

Shelter at the door is provided to protect from inclement weather while a person is unlocking the door, or waiting for the door to be opened for them. Level thresholds are located at doorways for simple, easy movement and ease of cleaning and maintenance.

3 – Spaces for Living

Enough space in a bedroom for easy manoeuvring and access to possible soft spot to knock into adjacent bathroom. Flexible space in living rooms for social interaction.

4 – Elements and Systems

Sockets, light switches and window sills at levels that are within easy reach and view for everyone. Easy control and use of systems and the capability to integrate smart entertainment, energy efficiency and security systems or assistive technologies. Choice of materials and colour, with fittings and finishes that are easy to use, maintain and are attractively and smartly designed. Optimised use of natural light, ventilation and energy efficiency.



5.3 Inclusivity

04 VARIETY

How does the development promote a good mix of activities?

- Activities generated by the development contribute to the quality of life in its locality
- Uses that attract the most people are in the most accessible places
- Neighbouring uses and activities are compatible with each other
- Housing types and tenure add to the choice available in the area
- Opportunities have been taken to provide shops, facilities and services that complement those already available in the neighbourhood

Contribution towards quality of life

The development of this area will provide an enhanced sense of urban living for existing residents, much needed housing for the growing population of Tullamore and by ultimately having a linear buffer park, neighbourhood parks, a school and a neighbourhood centre, the Eastern Node will provide a sustainable living environment with most facilities within easy walking or cycle distance.

Uses that attract most people are in the most accessible places

The planned Neighbourhood Centre will act as a focal point equal distant from all part of the Eastern Node when fully developed.

Neighbouring uses are compatible with each other.

This primarily residential development complements and is compatible with similar adjoining developments.

Housing types and tenure add to the choice available in the area.

The mix of house types proposed and provision of 10% of units under Part V will provide choice and variety to this new neighbourhood.

Opportunities have been taken to provide shops, facilities and services that complement those already available in the neighbourhood.

A neighbourhood centre is planned in the next phase of development. The crèche has been located on lands designated as Neighbourhood Centre following the pattern of development envisaged in the Masterplan for the Eastern Node.

Efficiency The scheme brings a redundant building or derelict site back into productive use.

Not applicable.

The proposal looks at the potential of higher density taking into account appropriate accessibility by public transport and the objectives of good design.

A density of over 35 units per hectare is proposed in line with National policy.

Landscaped areas are designed to provide amenity and biodiversity and protect buildings and spaces from the elements and incorporate sustainable urban drainage systems.

See Landscape Architects proposals above.

Buildings, gardens and open spaces are laid out to exploit the best solar orientation.

Insofar as possible the long sides of perimeter blocks of houses are oriented on a North-South axis so houses have an East-West orientation.

05 EFFICIENCY

How does the development make appropriate use of resources, including land?

- The proposal looks at the potential of higher density, taking into account appropriate accessibility by public transport and the objectives of good design
- Landscaped areas are designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable urban drainage systems
- Buildings, gardens and public spaces are laid out to exploit the best solar orientation
- The scheme brings a redundant building or derelict site back into productive use
- Appropriate recycling facilities are provided

5.4 Variety + Efficiency



06 DISTINCTIVENESS

How do the proposals create a sense of place?

- The place has recognisable features so that people can describe where they live and form an emotional attachment to the place
- The scheme is a positive addition to the identity of the locality
- The layout makes the most of the opportunities presented by existing buildings, landform and ecological features to create a memorable layout
- The proposal successfully exploits views into and out of the site
- There is a discernable focal point to the scheme, or the proposals reinforce the role of an existing centre

The overall vision is to create a high quality, attractive living environment for the residents of the proposed development and enhance the existing adjoining residential development. The proposal has undergone intensive design to produce a project that is of a superior and distinct quality. The house types and open space are all site specific. The housing design has aimed to provide a contemporary solution for housing.

A sense of place is created by:

1. Locating an appropriately scaled “Gateway” building at the entrance to the site.
2. Locating the main public open space at the end of the entrance avenue leading into the site.
3. Having a large piece of public art at the end of the vista looking into the site.

The place has recognisable features formed by the new nodal buildings and parks, so that people can describe where they live and form an emotional attachment to the place. The design of the residential dwellings responds to the scale of the adjacent developments and have been designed within a landscaped parkland setting.

The layout makes the most of opportunities presented by existing buildings, landform and ecological features to create a memorable layout.

Existing hedgerows and trees (albeit there are very few of them and none of very high quality) have been incorporated into the design.

The proposal successfully exploits views into and out of the site.

The vista into the site has been exploited and is described above. There are no views out of the site of any significance so the design has been laid out to be somewhat self-contained.

During the development of these proposals the following design precedents have been used as inspiration for key areas of the design

Screened Facades

Using a series of screens to main elevations help provide shelter to external private space.

Core

Variation in material to the facades creates legibility to vertical circulation routes

Massing and articulation

Different options were explored and the strategy chosen was to recess balconies at the upper level overlooking the



Screened Facades



Core



Massing and articulation

5.6 Distinctiveness



07 LAYOUT

How does the proposal create people friendly streets and spaces?

- Layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around.
- The layout focuses activity on the streets by creating active frontages with front doors directly serving the street
- The streets are designed as places instead of roads for cars, helping to create a hierarchy of space with less busy routes having surfaces shared by pedestrians, cyclists and drivers
- Traffic speeds are controlled by design and layout rather than by speed humps
- Block layout places some public spaces in front of building lines as squares or greens, and some semi private space to the back as communal courts

The access and circulation strategy for the development is derived from the existing site topography and the planning strategy. The main vehicular and pedestrian access to the site is via the Clonminch Road. The permeable pedestrian links connect the existing and planned adjoining developments with the proposed development.

The layout for the development has been arrived at following consideration of a series of design concepts and development parameters set out as follows:

The proposal provides a development appropriate to its location creating passive surveillance.

It provides an interesting mix of public and private open spaces.

Provides housing appropriate in scale.

Provides a visually appropriate “*gateway building*” close to the entrance of the site giving a focus to the development.

Allows for connectivity and permeability to the existing residential development.

Encourages pedestrian permeability through the site.

The proposed buildings provide visual termination to roadways enhancing a sense of enclosure.

Gathering spaces have been included as priority areas for people and activities rather than vehicles to encourage social interaction and aid accessibility.

Layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around.

The layout of the streets and open spaces is intended to be clearly legible giving a sense of inter connectivity of each part of the development so that the same approach can be adopted throughout the Eastern Node.

The layout focusses activity on the streets by creating active frontages with front doors directly serving the street.

This is the main driving force in the generation of the design presented.

Traffic speeds are controlled by design and layout rather than by speed humps.

The Link Street and other streets have all been designed to DMURS principles—see Engineering Report by DBFL.

5.7 Layout



08 PUBLIC REALM

How safe, secure and enjoyable are the public areas?

- All public open space is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use
- The public realm is considered as a usable integrated element in the design of the development
- Children's play areas are sited where they will be overlooked, safe and contribute to the amenities of the neighborhood
- There is a clear definition between public, semi private, and private space
- Roads and parking areas are considered as an integral landscaped element in the design of the public realm.

All public open space is overlooked by surrounding homes so that amenities are “owned” by the residents and safe to use.

The landscape plan has been designed to maximise permeability, movement and social interaction through the creation of a series of convivial open spaces that are safe and easy to use by all.

The public realm is considered as a usable integrated element in the design of the development.

A variety of open spaces are provided which encourage connectivity and permeability through the site while meeting the amenity needs of the residents and other occupants of the site.

Children's play areas are sited where they will be overlooked, safe and contribute to the amenities of the neighbourhood.

Children's play areas have been located in appropriate locations—see landscape design drawings.

There is a clear definition between public, semi private and private open space.

Boundary details included with the landscape design proposals show how the different types of open space within the development will be demarcated.

Roads and parking areas are considered as an integral landscaped element in the design of the public realm.

The landscape layout accompanying the application shows how the streets and raised tables are all integral to the landscape structure within the development.



5.8 Public Realm



09 ADAPTABILITY

How will the buildings cope with change?

- Designs exploit good practice lessons, such as the knowledge that certain house types are proven to be ideal for adaptation
- The homes are energy-efficient and equipped for challenges anticipated from a changing climate
- Homes can be extended without ruining the character of the types, layout and outdoor space
- The structure of the home and its loose fit design allows for adaptation and subdivision, such as the creation of an annexe or small office
- Space in the roof or garage can be easily converted into living accommodation

Designs exploit good practice lessons such as the knowledge that certain house types are proven to be ideal for adaptation.

A variety of residential types are included within the development specifically designed to meet the short, medium and long term needs of the local populace. The units can be designed to allow for future adaptation should that be required.

The homes are energy efficient and equipped for challenges anticipated from a changing climate.

Please refer to the accompanying Building Life Cycle report for further details.

Homes can be extended without ruining the character of the types, layout and outdoor space.

Due to the various types and scales of dwellings, there is scope within the project to adapt the units in the future. The mix of units proposed also allows for residents to upsize or downsize over time and stay within the same community.

The structure of the home and its' loose fit design allows for adaptation and sub-division such as the creation of an annexe or small office.

Should this wish to happen, annex spaces can be created.

Space in the roof or garage can be easily converted into living accommodation.

Should the occupants wish to do so, the attic space can be converted.

5.9 Adaptability

10 PRIVACY AND AMENITY

How does the scheme provide a decent standard of amenity?

- Each home has access to an area of useable private outdoor space
- The design maximises the number of homes enjoying dual aspect
- Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout
- Windows are sited to avoid views into the home from other houses or the street and adequate privacy is affordable to ground floor units.
- The homes are designed to provide adequate storage including space within the home for the sorting and storage of recyclables.

Each home has access to an area of useable private outdoor space.

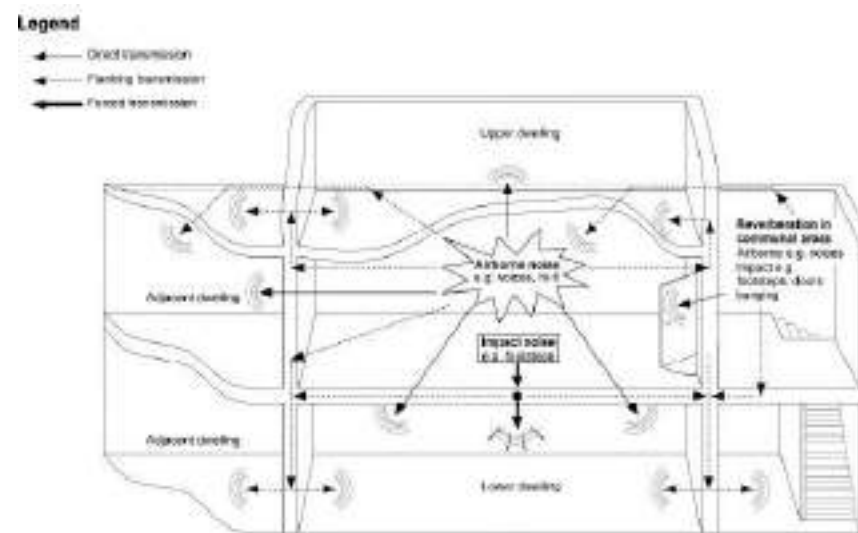
All terraced, semi-detached and detached units have private amenity spaces that meet or exceed the requirement of the Local Area Plan. Apartments and duplex units have balconies or ground floor patio areas and can immediately access public open space areas.

The design maximises the number of units with dual aspect.

The majority of dwellings are dual aspect. Those apartments that are single aspect are east, west or south facing.

Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout.

All units will incorporate robust acoustic insulation / details to ensure that any party walls or floors achieve the acoustic requirements of the Building Regulations Technical Guidance Document Part E.



| Table 1 Sound performance levels (Par. 1.1.1) | | |
|---|--|---|
| Separating construction | Airborne sound insulation $D_{nT,w}$ dB | Impact sound insulation $L'_{nT,w}$ dB |
| Walls | 53 (min) | - |
| Floors (including stairs with a separating function) | 53 (min) | 58 (max) |
| NOTE: For works to protected structures, refer to paragraph 1.1.3 | | |

Extract from TGD Part E

[Sound]

Windows are sited to avoid views into the home from other houses or the street and adequate privacy is afforded to the ground floor units.

Distances to adjoining existing residences are greater than the minimum allowable in the development plan or national house design guidelines. Detail design to the front of units provided defensible spaces providing a buffer and visual break for ground floor units.

The homes are designed to provide adequate storage including space within the home for the sorting and storage of recyclables.

Storage in each unit has been provided in accordance with relevant Design Standards for New Dwellings.

Recyclable storage will be provided within kitchen units and as part of communal bin storage / recycling areas.

5.10 Privacy and Amenity

11 PARKING

How will the parking be secure and attractive?

- Appropriate car parking is on-street or within easy reach of the home's front door.
- Parked cars are overlooked by houses, pedestrians and traffic, or stored securely, with a choice of parking appropriate to the situation.
- Parking is provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces
- Materials used for parking areas are of similar quality to the rest of the development
- Adequate secure facilities are provided for bicycle storage

Appropriate parking is on-street or within easy reach of the home's front door.

The majority of parking is in cartilage. Where on street car parking is provided it is within easy reach of the front door.

Parked cars are overlooked by houses, pedestrians and traffic or stored securely with a choice of parking appropriate to the situation.

All parking areas are overlooked for passive surveillance.

Parking is provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces.

Applicable in some areas of this development.

Materials used for parking areas are of similar quality to the rest of the development.

A permeable and asphalt finish will be used in the parking areas to contribute to align with SUDS requirements.

Adequate secure facilities are provided for bicycle storage.

Secure cycle parking facilities are provided throughout the development—see architects drawings and details.



5.11 Parking



12 DETAILED DESIGN

How well thought through is the building and landscape design?

- The materials and external design make a positive contribution to the locality
- The landscape design facilitates the use of the public spaces from the outset
- Design of the buildings and public space will facilitate easy and regular maintenance
- Open car parking areas are considered as an integral element within the public realm design and are treated accordingly
- Care has been taken over the siting of flues, vents and bin stores

The materials and external design make a positive contribution to the locality.

The buildings are designed to be contemporary and durable. High Quality materials have been selected to produce an exemplary development.

The landscape design facilitates the use of public spaces from the outset.

The development will incorporate the contemporaneous development of the adjoining public, semi private and private open spaces. These will be carried out to a high quality in accordance with the Landscape drawings being submitted with the application. The landscape design will be constructed from high quality minimal maintenance details conducive to good quality design and long term durability.

Design of the buildings and public space will facilitate easy and regular maintenance..

Open spaces are immediately accessible for maintenance purposes and are clearly visible to users of the site and the wider public to encourage their maintenance.

Features within the open space and the buildings themselves will be designed to minimise maintenance requirements.

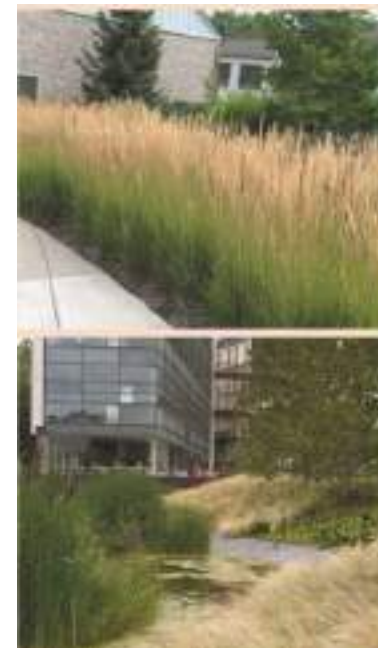
Open car parking areas are considered as an integral element within the public realm design and are treated accordingly.

This approach has been incorporated where possible within the development.

Care has been taken over the siting of flues, vents and bin stores.

Care will be taken at detailed design stage that flues and vents will not be unsightly and will not be located where staining can occur on surrounding finishes.

The Bin enclosures have been designed to be properly screened and so that they are easily accessible for occupiers from entrance areas.



5.12 Detailed Design

Conclusion

The intention of the design is to produce a high quality exemplary community which can thrive in itself but which will also act as a catalytic starting point to the planned development of the Eastern Node as a whole. Careful attention has been paid to material selection to reduce maintenance and maintain the visual appearance and character of the development over time.

The proposal has undergone intensive design to produce a project that is of a superior and distinct quality. Careful studies in proportions and solid to void ratios have resulted in a contemporary design which will positively impact on Tullamore as a whole.

We believe that this proposal is highly appropriate in terms of the needs of the surrounding area and planned uses. We hope that through the integration of landscape design from the outset that a sustainable robust community can be created.

The development provides a valuable opportunity to significantly improve the immediate local landscape and to bring a sense of completion adhoc and sporadic development of the Clonminch Road in the last 50 years.



**Signed: Brian Mc Gurk BArch MArch ARB MRIAI
Van Dijk Architects**

Quality Assessment

This Design Statement was reviewed and approved by:



Conclusion





Ireland

Mill House, Mill Street, Dundalk, Co.Louth,
A91 XTF7

(P) +353 42 9354466

UK

Scottish Provident Building
7 Donegal Square W, Belfast
BT1 6JH

Poland

VDI Poland Sp. z o.o.
No. 41A/6 Swieradowska Street, 50-559
Wroclaw

Kingdom of Saudi Arabia

Unit J, Auto Moto Business Park, King Faisal
Road, Ar Rakah, Al Khobar

United Arab Emirates

VDI Project Management Ltd. HDS Business
Centre 3204, (Cluster M), Jumeirah Lakes
Towers, Dubai